

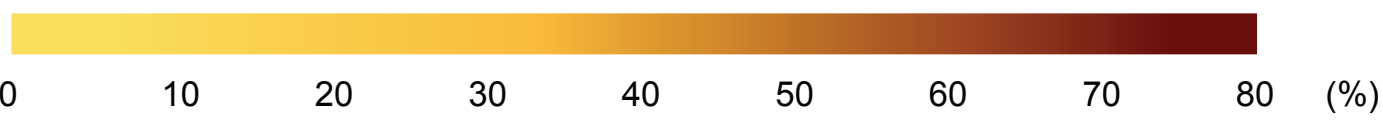
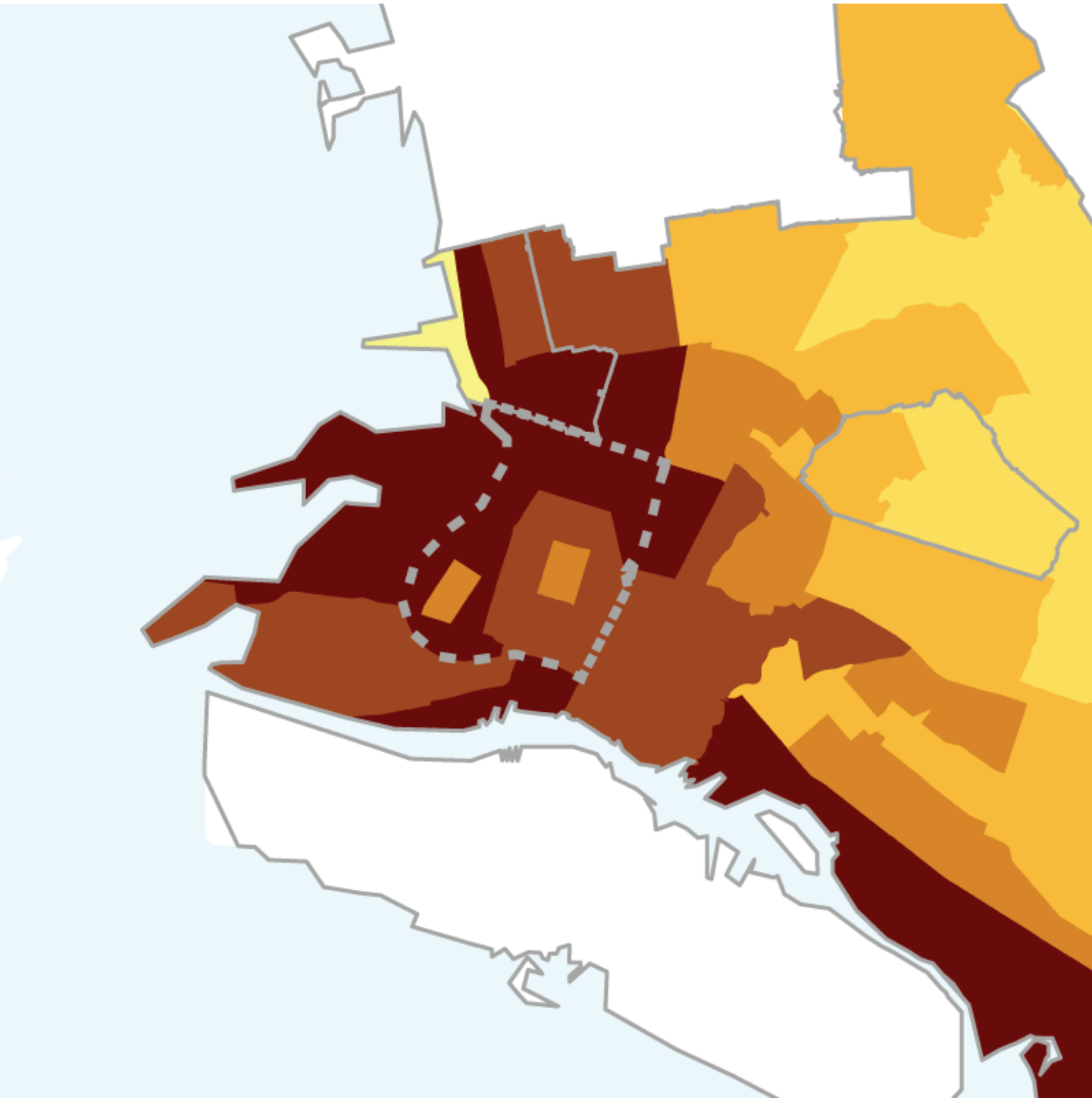
WEST OAKLAND ANALYSIS: HISTORY, AIR QUALITY AND SOCIOECONOMIC CONDITIONS

Alexandra Arjo, Aaron Bae, Elizabeth Godkin, Stephanie Lau, Kelly Kong, John Rabago, Ben Russell, Niko Tian, Esther Seo | LDA 171

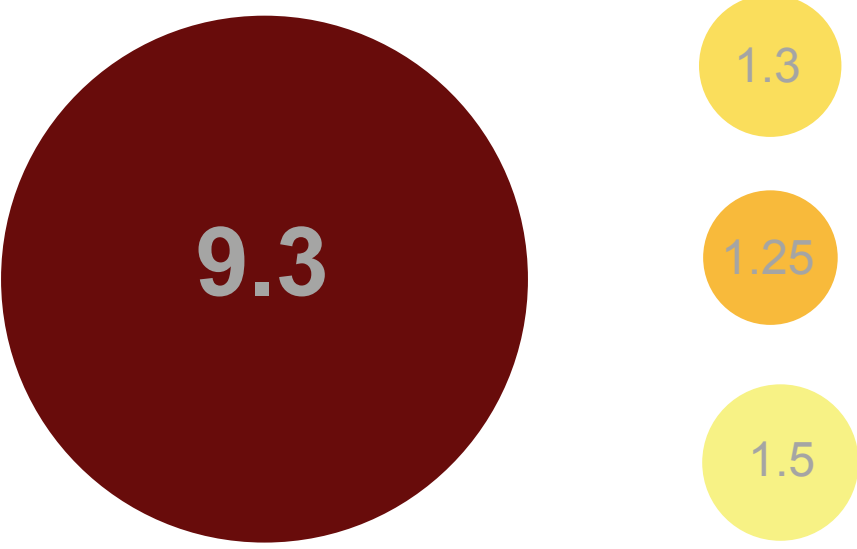
This spatial analysis board shows pertinent data in the form of maps and infographics based on air quality, income and renters as well as a timeline looking at the history of the area. UC Davis's Regional Opportunity Index showed a high mean concentration of particulate matter less than 2.5 micrometers in West Oakland; particulate matter of that size is considered fine particles which can have negative health effects. West Oakland has significantly higher average diesel particulate emissions and consequently, asthma hospitalization rates compared to other parts of the Bay Area and California. Especially when exacerbated by the other issues surrounding the site, the unhealthy air quality of this area is a point of concern. The income data reveals similar discrepancies between the majority of West Oakland and the surrounding cities of Emeryville, Berkeley and Piedmont. Census tracts within West Oakland has a lower median income than the rest of Oakland. Additionally, the area also has a high percentage of renters leading to possible problems with gentrification and displacement as the area changes.

Since the founding of Oakland in 1852, the portion known as West Oakland has experienced a long and varied history which can be seen in the timeline and historical photographs. West Oakland grew and prospered as a center for industrial activity beginning with the completion of the transcontinental railroad and increasing with wartime growth in the first half of the 20th century. This economic growth attracted a large population of working class African-Americans who worked for the unionized railroad and surrounding industrial areas. During this prosperous era, the California Hotel was built and was partly used as a welcoming place for African-American music and culture, a sentiment that continued with the creation of the Black Panther Party in the 1960s. However, this prosperity began to disappear as industry slowed and left the area. Beginning in the 1960s and 1970s, West Oakland began to deal with problems of drugs and poverty as well as changes in the built environment that negatively affected the residents. Though parts of West Oakland are beginning to see new growth, much of it continues to face problems.

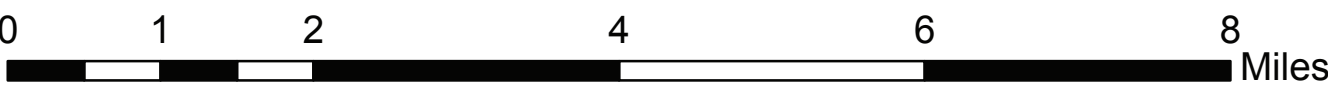
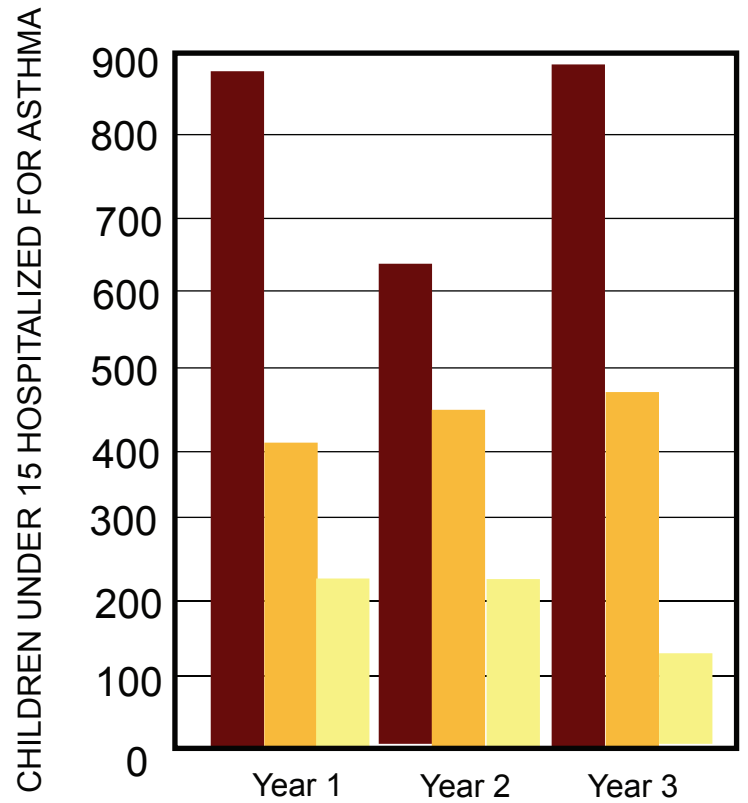
AIR QUALITY



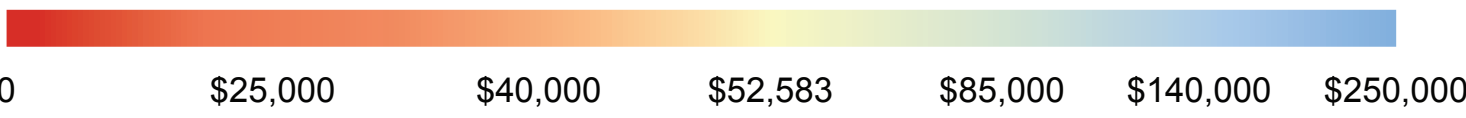
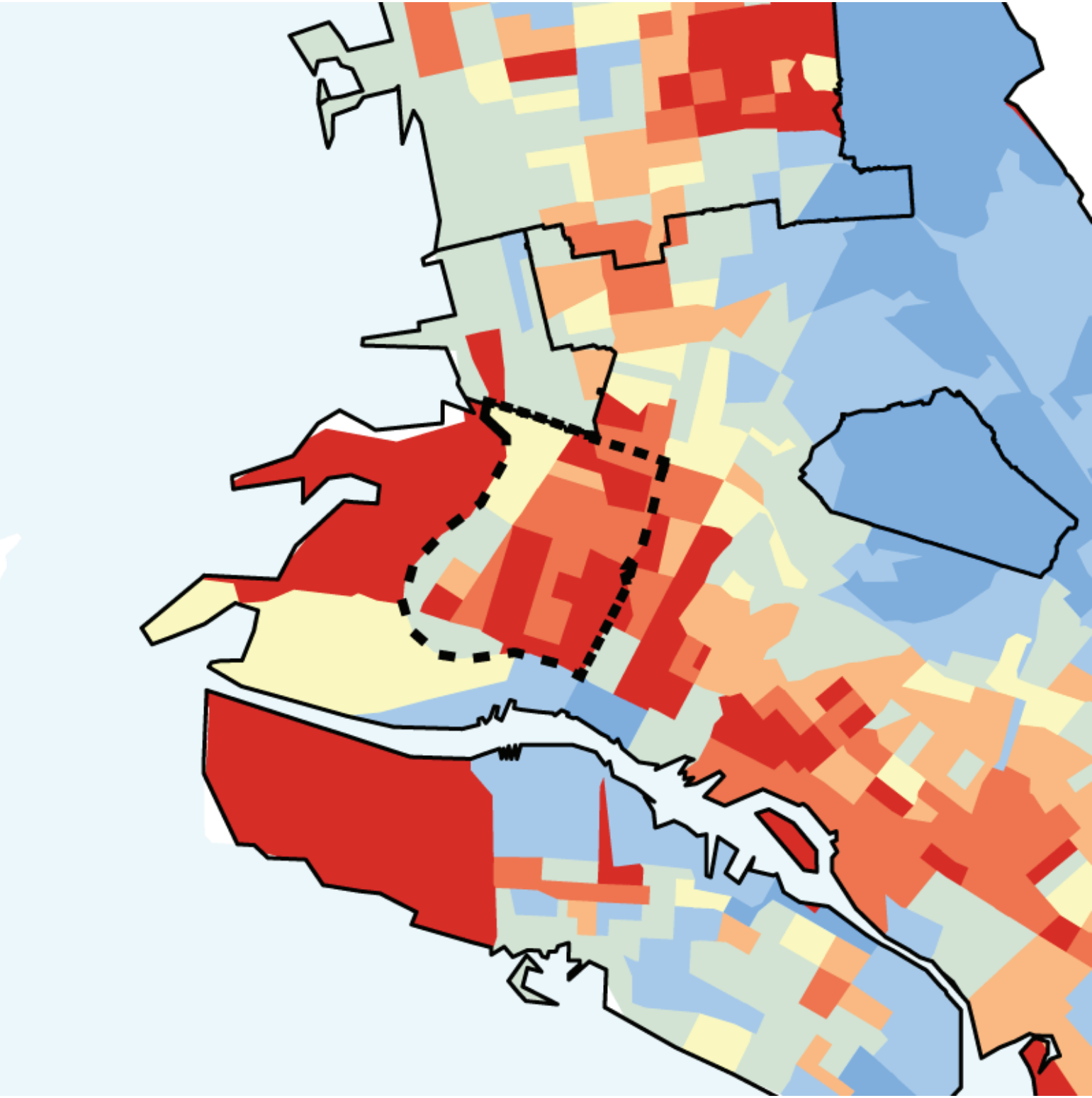
AVERAGE DIESEL PARTICULATE EMISSIONS PER CAPITA BY REGION



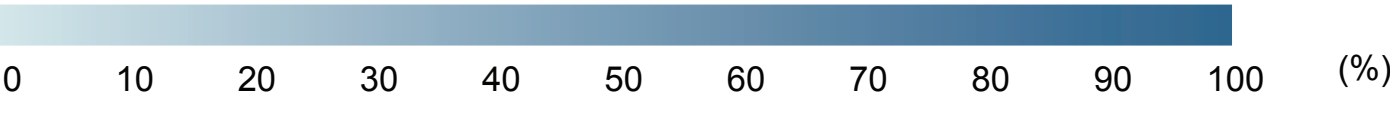
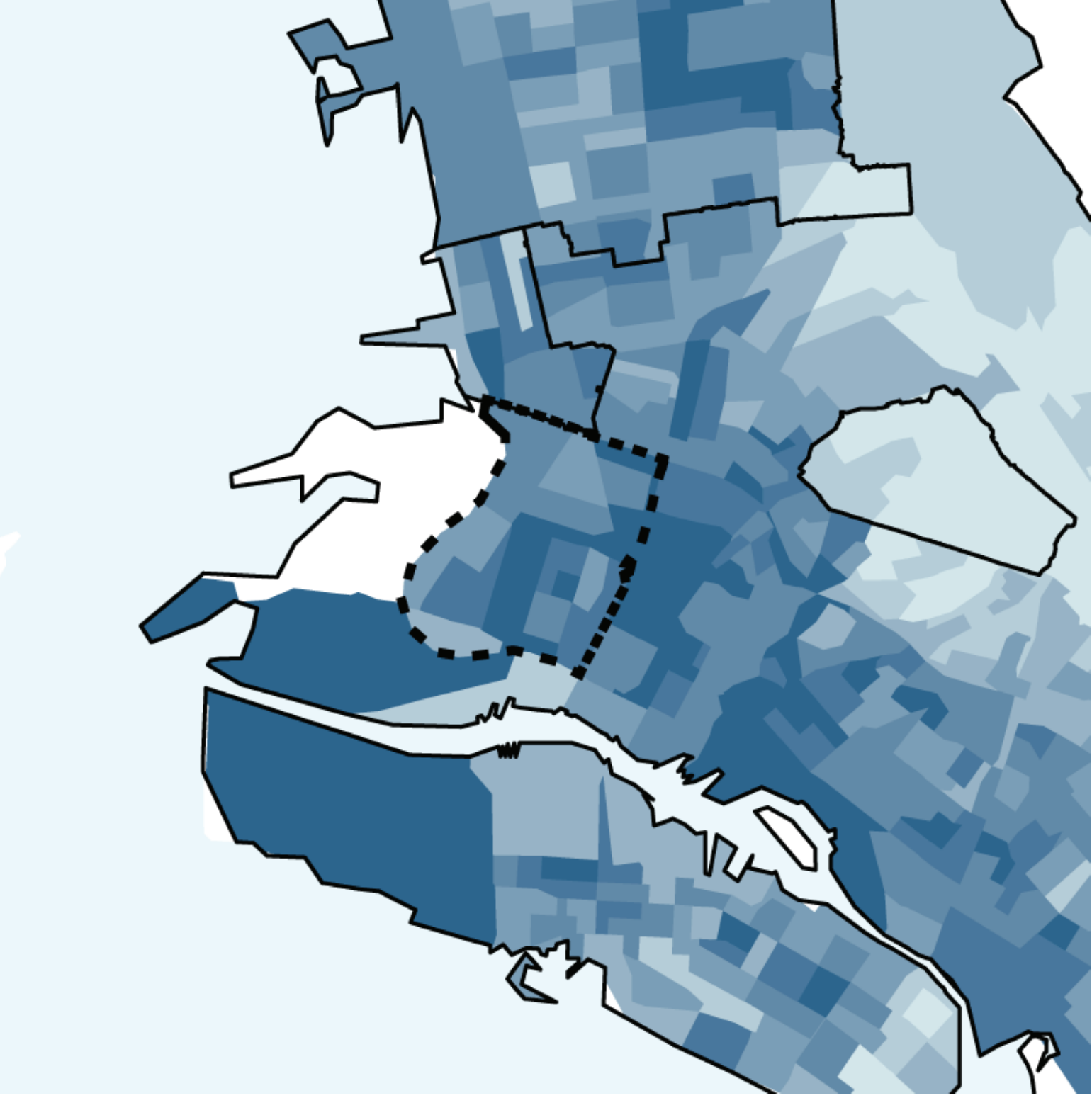
WEST OAKLAND
ALAMEDA COUNTY
SAN FRANCISCO AIR BASIN
CALIFORNIA



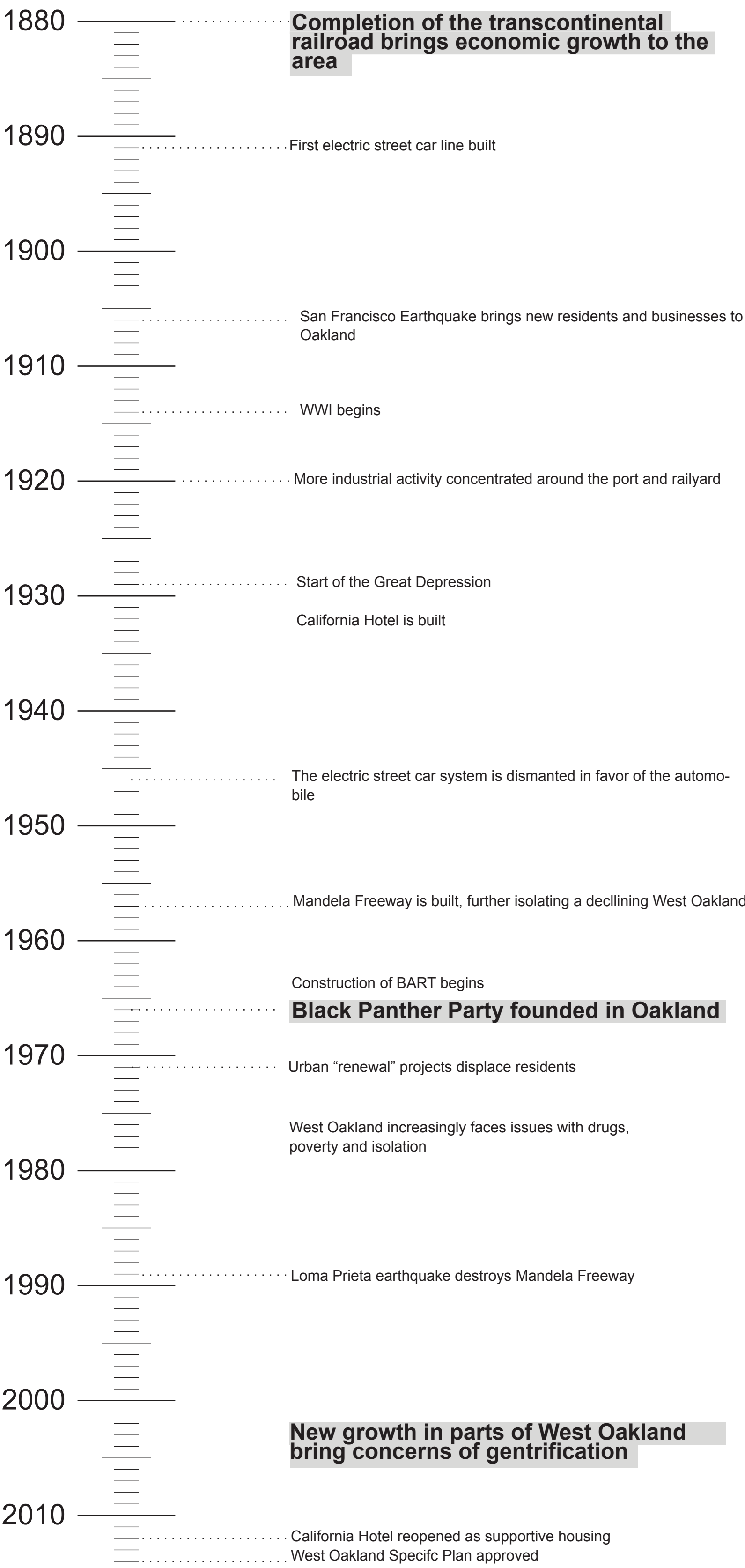
INCOME



RENTERS



HISTORY OF WEST OAKLAND



SOURCES

American Community Survey, 2013
West Oakland Environmental Indicators Project, "Knowledge for Change" 1996-1998
UC Davis, Regional Opportunity Index

WEST OAKLAND ANALYSIS: FOOD, SAFETY AND COMMUNITY

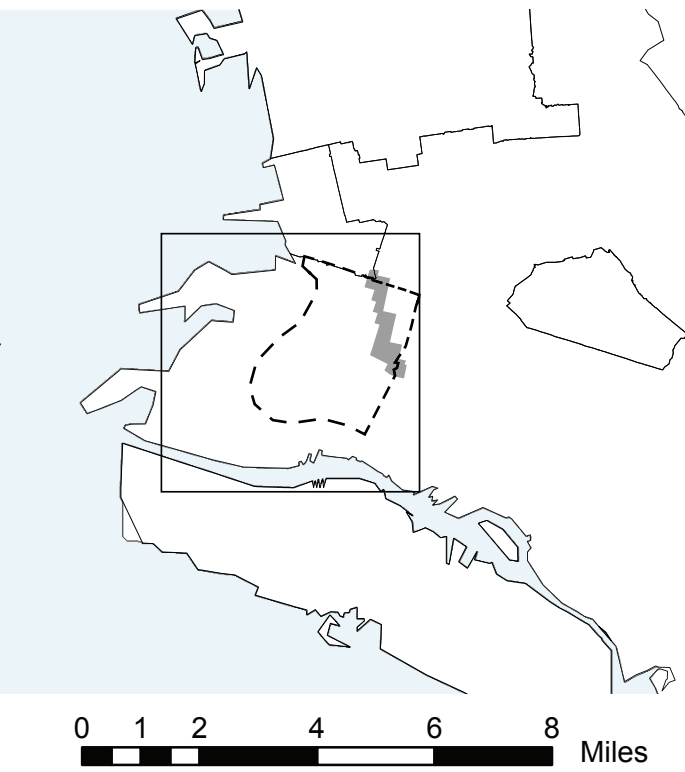
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The graphics presented here supplement the first board's larger scale of Alameda County with activities specific to West Oakland. Additionally, this board integrates primary data with secondary information from site visits and community interviews. The community interviews comprised of three main topics: food, safety, and, community and identity. Food access and, community and identity are also described by a spatial diagram and comparative matrix respectively.

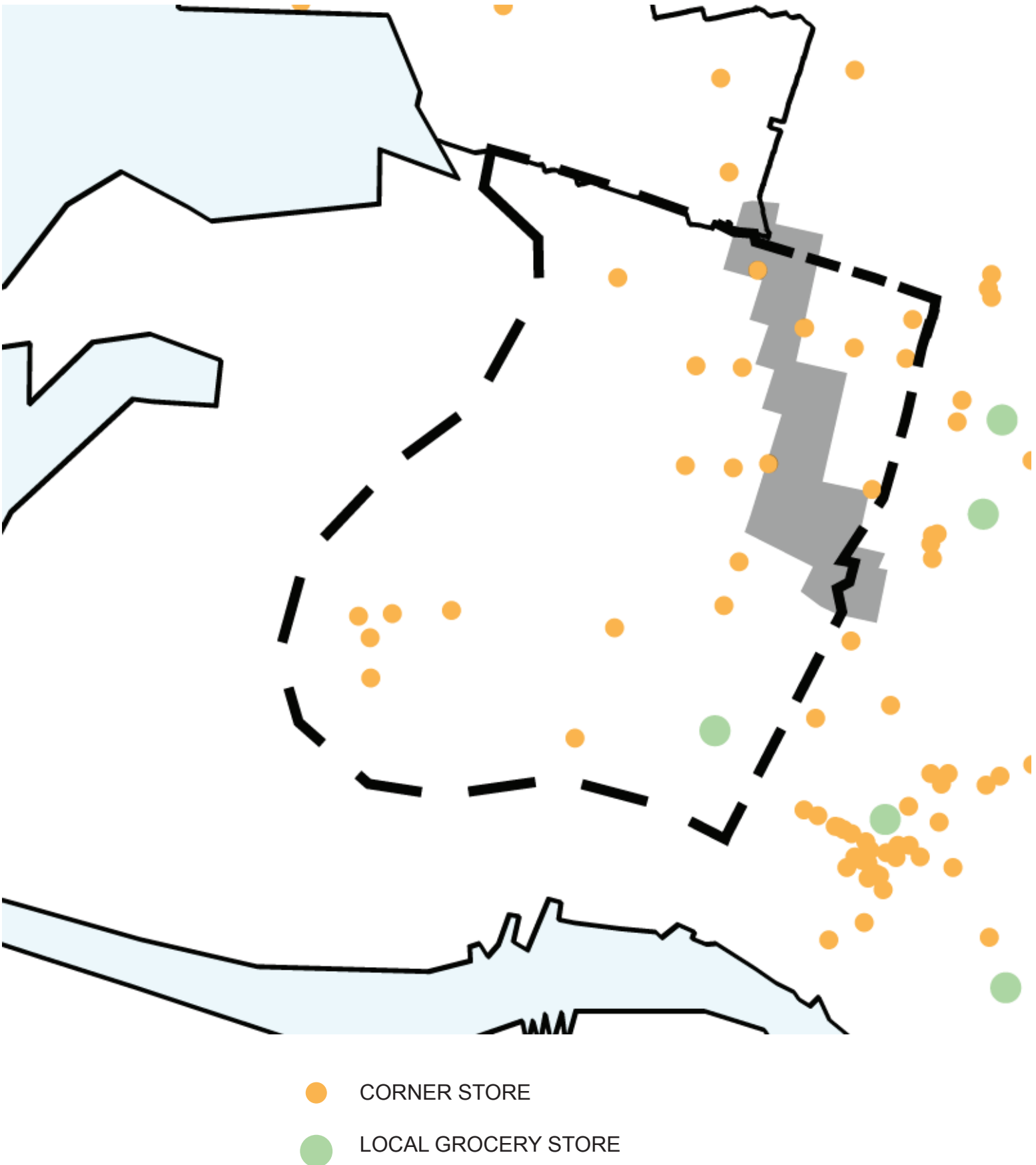
Prior to the 1960's, Oakland was largely White or African American; through the 1980's to the present, the ratio of Hispanic, Asian, and, Pacific Islander or Native Hawaiian increased to rival other ethnic groups. Comparatively, West Oakland has a higher proportion of African Americans and relatively equal ratios of White, Hispanic, Asian, and Pacific Islander or Native Hawaiian residents. Historically, San Pablo Avenue bisected the city into West and North Oakland. As the highways were raised and fell, the perceptive boundaries within the city were altered. After Interstate 980 was built, the freeway overpass replaced San Pablo Avenue as the eastern border of West Oakland. The interviews expressed discord among the neighborhoods of West Oakland; the transect perpendicular to San Pablo Avenue demonstrates trend of well-kept front yards to the east of San Pablo Avenue compared to the unkempt and concrete setbacks of the west.

Oakland's air pollution can largely be attributed to the activities The Port of Oakland expands beyond West Oakland spanning the shoreline in the city. As an international shipping hub, the port receives a constant flow of traffic; the ships deliver large amounts of freight which is divided among and delivery by the freight trucks. Diesel fuels freight trucks through a combustion process which releases high concentrations of particulate matter (when compared with conventional fuel i.e. gasoline). As a result of the detrimental effects of particulate matter on human health, truck access within West Oakland has been confined to a few arterial routes which allow the semi-trucks to access the freeway without meandering through residential neighborhoods. Due to the combination of the ships, port equipment, and freight trucks, West Oakland suffers from higher concentrations of air pollution than surrounding cities and the greater Bay Area.

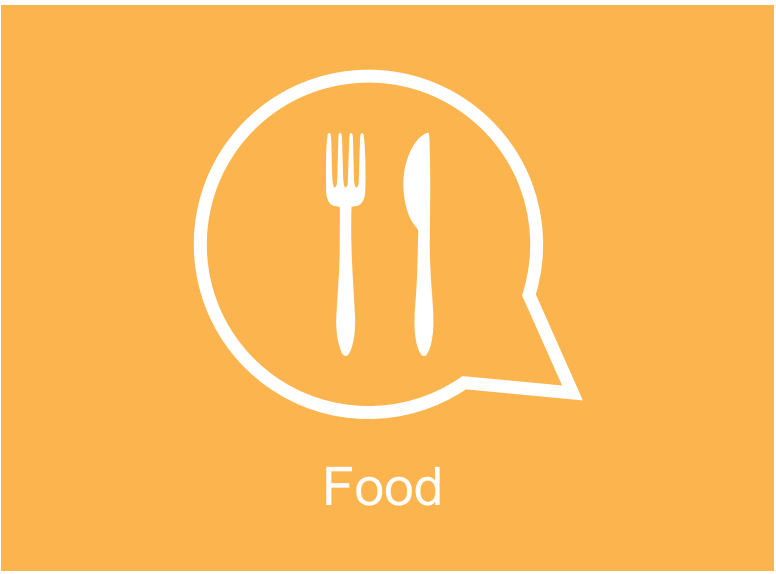
While West Oakland teems with liquor stores and convenience shops on every corner, grocery stores that provide fresh produce are absent. The food availability map illustrates the sole grocery store in West Oakland as well as the cluster just outside its boundaries. Many of the interviewees reported low priced food available at the few, scattered stores and government stipends or donated vegetables from the menagerie of community groups such as churches. Although many interviewees described a neighborhood characterized by its abundance of altruistic social groups, a handful recounted rough anecdotes of events on the street.



FOOD AVAILABILITY



TRUCK ROUTES



“I **don't cook**, I order food on Spoonrocket. It's real convenient--they've got different meal options for about \$7 or \$8, usually takes less than 15 minutes and they deliver right up to the store.”

“Since my husband has **no job**, we receive a stipend from the government. We first heard about the **free food distribution** from the Chinese community around Oakland and we now come here twice a week.”

“Mostly people buy **instant noodle or chicken skewers** here and just chat, chat, chat loudly or even sleep in my store”



“A little old lady, Linda used to come around. She'd sit and spend time at Saint Andrew's Plaza, but stopped going since all the **riff-raff** moved in. Good society can't go there now with all those **hooligans**.”

“People like to hang out around here, but it's **not a safe place**. One time, one of the men frequently at the plaza **came after me**; I think he hadn't taken his medication and he didn't leave me alone until another man stopped him.”

“I stay over here [behind the counter], I am **too scared** to ever go hang out in front of the store”

“Sometimes when my kids pick me up they ask me if I saw all the cop cars outside [of Saint Andrew's Plaza], but I never do because I **stay inside**. When something happens outside and everyone disappears, **I hide** in the back [of the store]”



“I don't usually spend time here [at Saint Andrew's Plaza], but today my neighbor and I came together. It's **ugly and dirty** here, but there are **a lot of social interactions** ... I would like to see a stage for music”

“Oakland is a **great place for senior** citizens to live because of all the services”

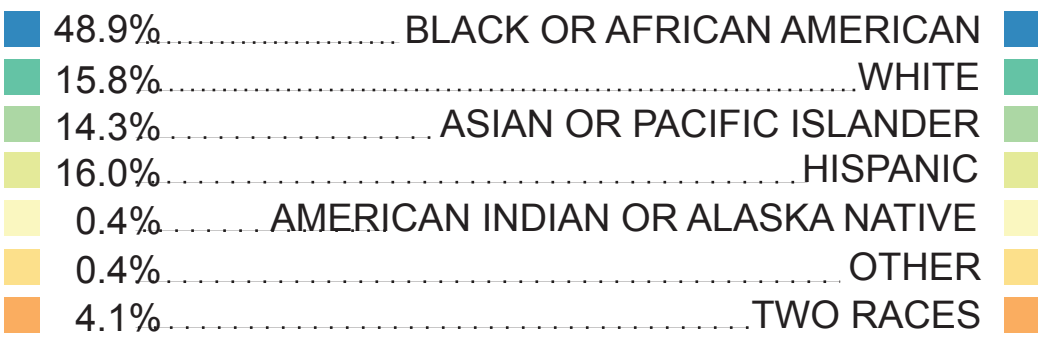
“This area **needs more low income housing**, particularly for seniors. I think a building should put built over Saint Andrew's Plaza”

“I watched those **freeways** go up and I watched them go down”

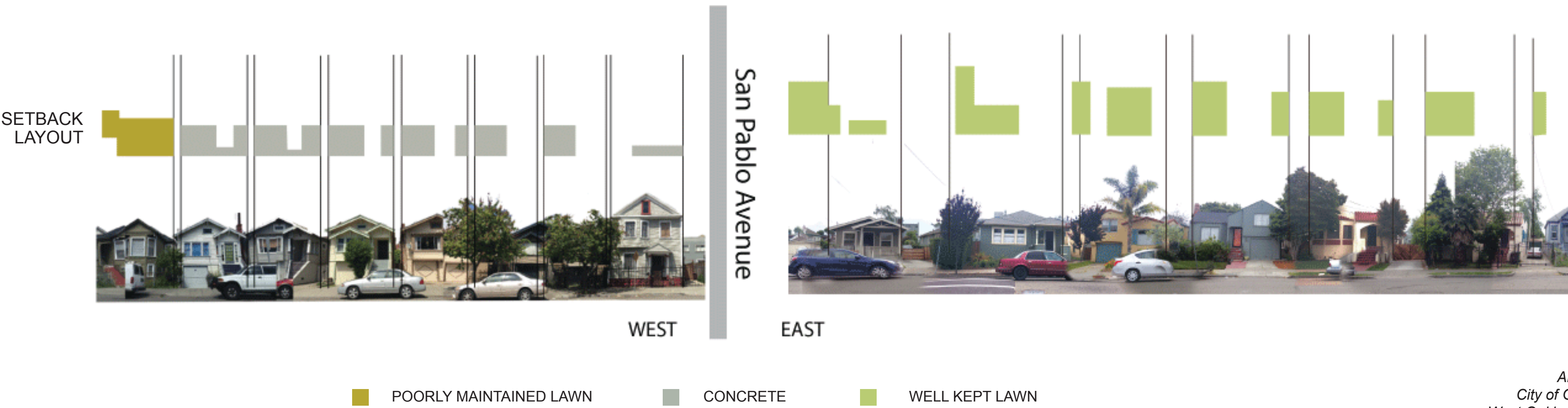
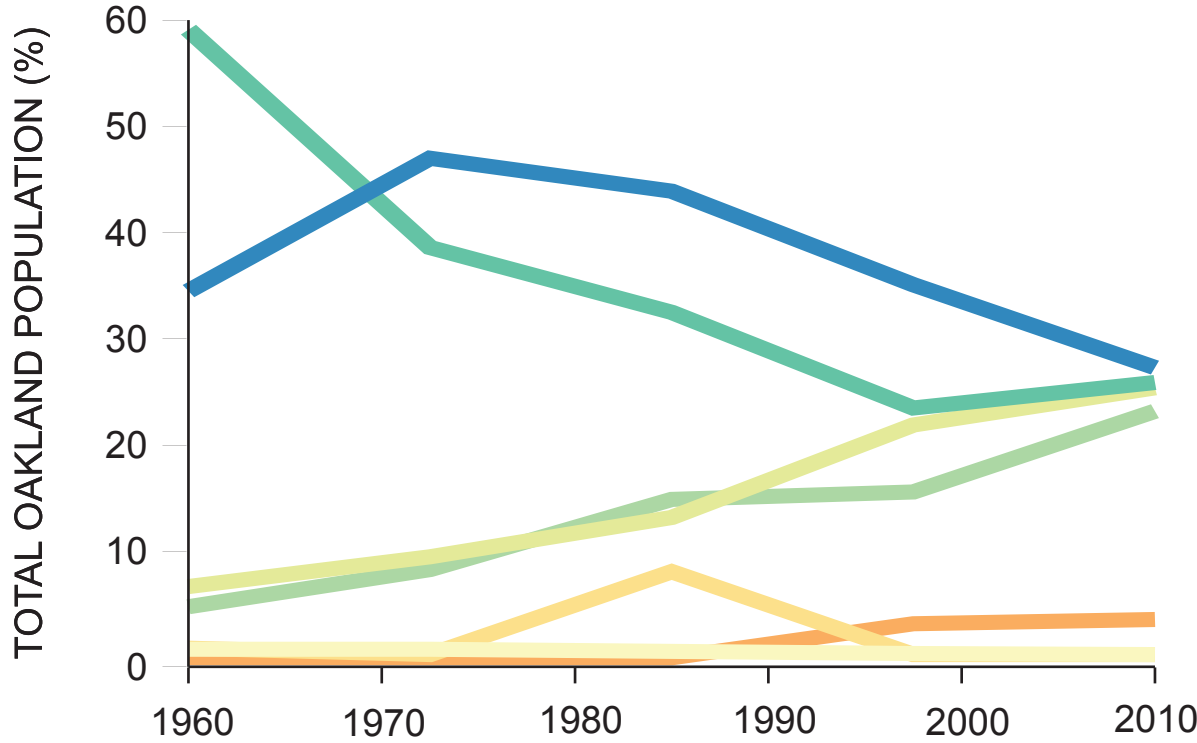
SAINT VINCENT DE PAUL COMMUNITY CENTER	PEOPLE'S COMMUNITY MARKET	M. ROBINSON BAKER YMCA	SAINT MARY'S CENTER	CJUC	ECAP	EBALDC	
							Food Access
							Environment Improvement
							Education
							Low-Income Housing
							Employment Opportunities
							Equal Rights
							Health Care
							Local Economic Development
							Community Involvement

COMPARATIVE MATRIX OF COMMUNITY GROUP GOALS

ETHNIC COMPOSITION IN WEST OAKLAND



CHANGE IN OAKLAND'S ETHNIC COMPOSITION



SOURCES

American Community Survey, 2013
City of Oakland, "Food Systems Analysis"
West Oakland Environmental Indicators, West
Oakland Truck Traffic Study 2008

A PLACEMAKING FRAMEWORK FOR WEST OAKLAND: PLANS FOR A REVITALIZING COMMUNITY

Alexandra Arjo, Aaron Bae, Elizabeth Godkin, Stephanie Lau, Kelly Kong, John Rabago, Ben Russell, Niko Tian, Esther Seo | LDA 171

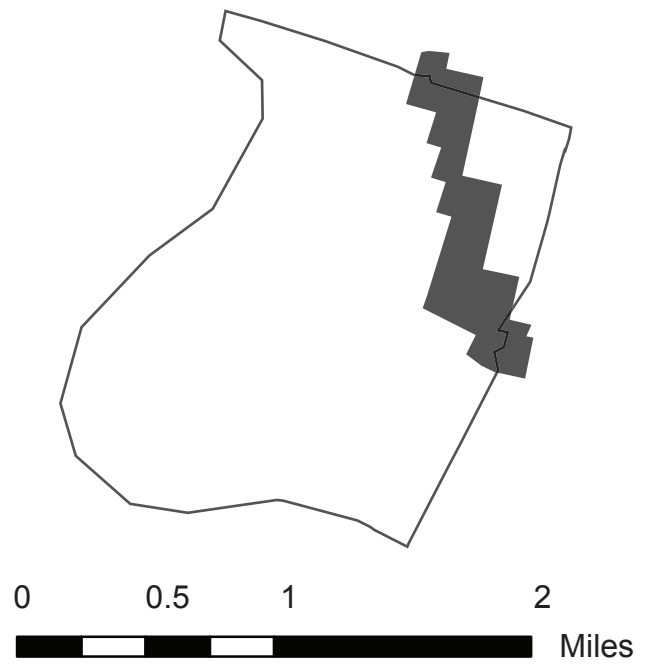
The placemaking framework provides a generalized strategy of the proposed changes to West Oakland along San Pablo Avenue. The main goals of the framework are to provide healthy choices and educational opportunities related to food, reduce ongoing air pollution by halting point sources and mitigating existing circumstance, and represent historical and cultural aspects of West Oakland while supportively enhancing the existing community.

The framework includes policy proposals, a physical redesign and interventions within two underpass areas and three main subcomponents along San Pablo Avenue. The proposed policies are aimed toward two main goals of increasing accessibility to food and improving air quality within West Oakland. The first policy, the 'Easy Eats Partnership' aligns two like-minded West Oakland stakeholders, St. Vincent de Paul and the People's Community Market. Through their joint effort, a network of healthy corner stores along San Pablo Avenue will establish access to fresh food for residents. Another food accessibility improvement program, the Green Cart Initiative encourages fresh produce vendors funded by larger organizations to sell healthy food throughout the area to address West Oakland's food desert crisis, and create job opportunities to excite local economy. To restore West Oakland's air quality, Funds from Freight policy would collect funding from large industry and trucking, providing incentive for these long time polluters to reduce harmful emissions. Collected funding will be invested in local environmentally-conscious organizations such as the West Oakland Environmental Indicators Project and ADAPT Oakland, a biourbanism group making an effort to increase West Oakland's lacking green space. Physical redesigns of the area include the development of a variety of new buildings as well as the restoration and repurposing of aging buildings. Green and civic space as well as street infrastructure will be enhanced and added throughout the site and as a way to create two gateways in the space below the freeway at the north and south boundaries.

Split up along San Pablo Avenue, three subcomponents utilize a handful of placemaking tactics to meet the stated goals. Welcomed by two gateways leading into West Oakland at the North and South of San Pablo Avenue, these subcomponents include three districts: 1) the northern Community District, 2) a central Food and Commercial District, and finally, 3) a Culture and Arts District at the southern end of San Pablo.

The Community District includes new mixed-use buildings to enhance the existing services provided by the California Hotel and a nearby community services hub. The Food and Commercial District will create space for urban agriculture, a food and nutrition center, and commercial space. The Culture and Arts District provides mixed-use mixed-income housing, commercial space, and a civic plaza influenced by the arts.

Proposed changes that apply across the site include implementing green roofs, vegetative buffers, and noise barriers around the two freeways to address West Oakland's air quality issue. Other elements worth noting include a pedestrian and bicycle friendly street redesign of San Pablo Avenue and a renovated Saint Andrew's Plaza.



OBJECTIVES

IDENTIFY, CONSIDER, AND WELL REPRESENT THE COMMUNAL AND CULTURAL SPIRIT OF WEST OAKLAND THROUGHOUT ALL INTERVENTIONS AND DESIGN MOVES.

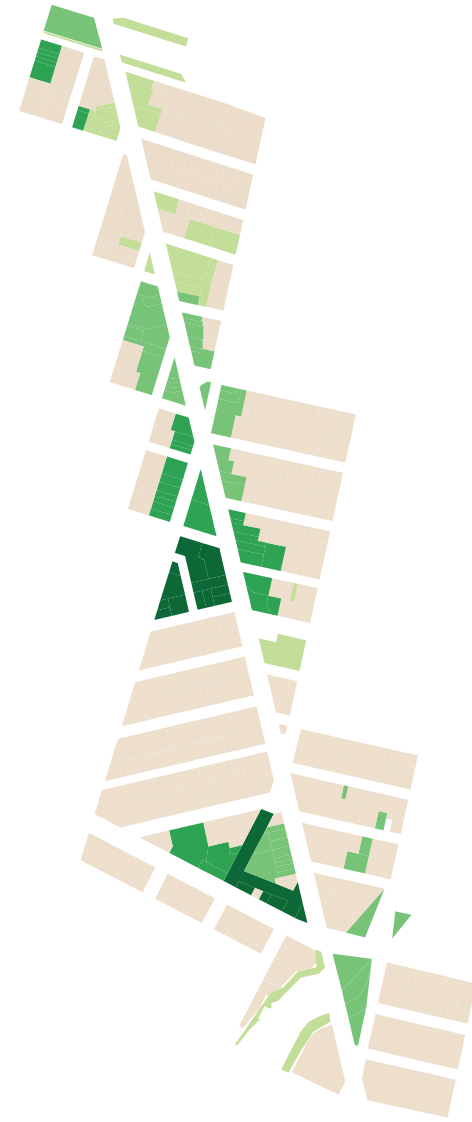


ENSURE ACCESSIBILITY TO FRESH, QUALITY FOODS TO WEST OAKLAND LOCALS WHILE PROVIDING EDUCATIONAL OPPORTUNITIES ON FOOD AND NUTRITION.



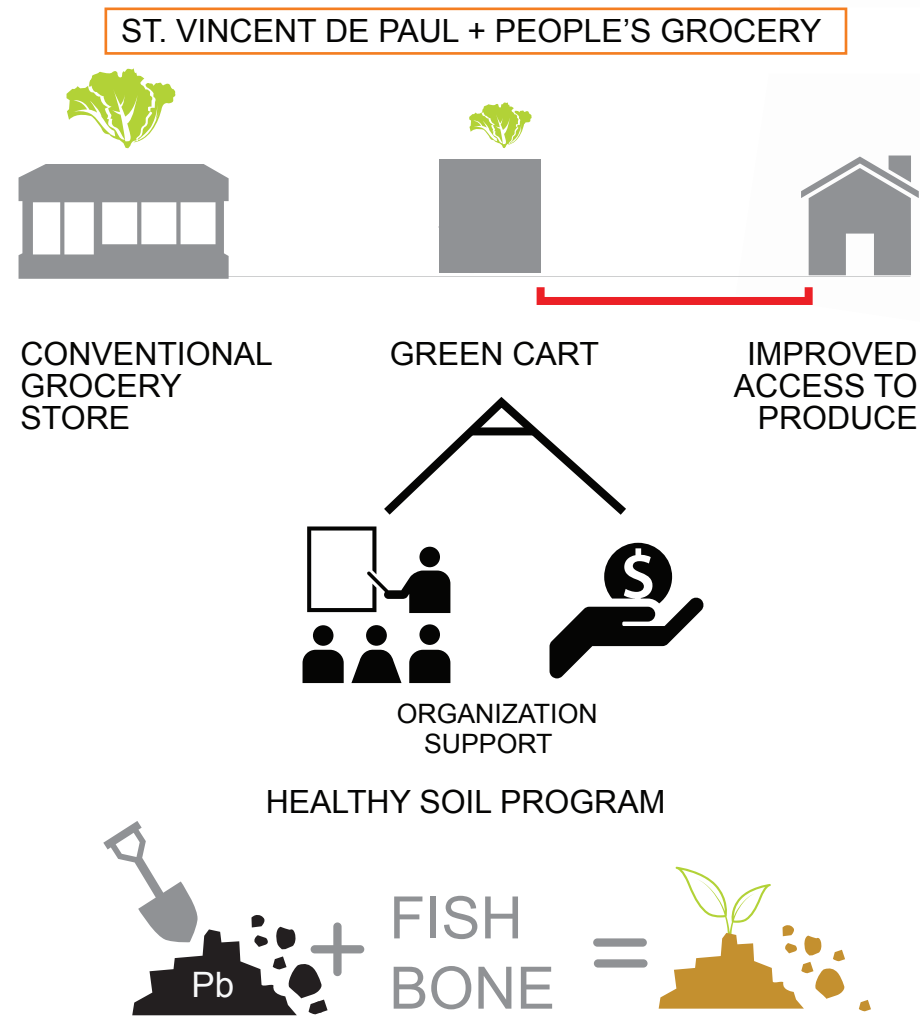
MITIGATE AIR QUALITY ISSUES ATTRIBUTABLE TO WEST OAKLAND'S INDUSTRY BY ADDRESSING POINT SOURCES AS WELL AS PRESENT CIRCUMSTANCE.

DESIGN PHASING

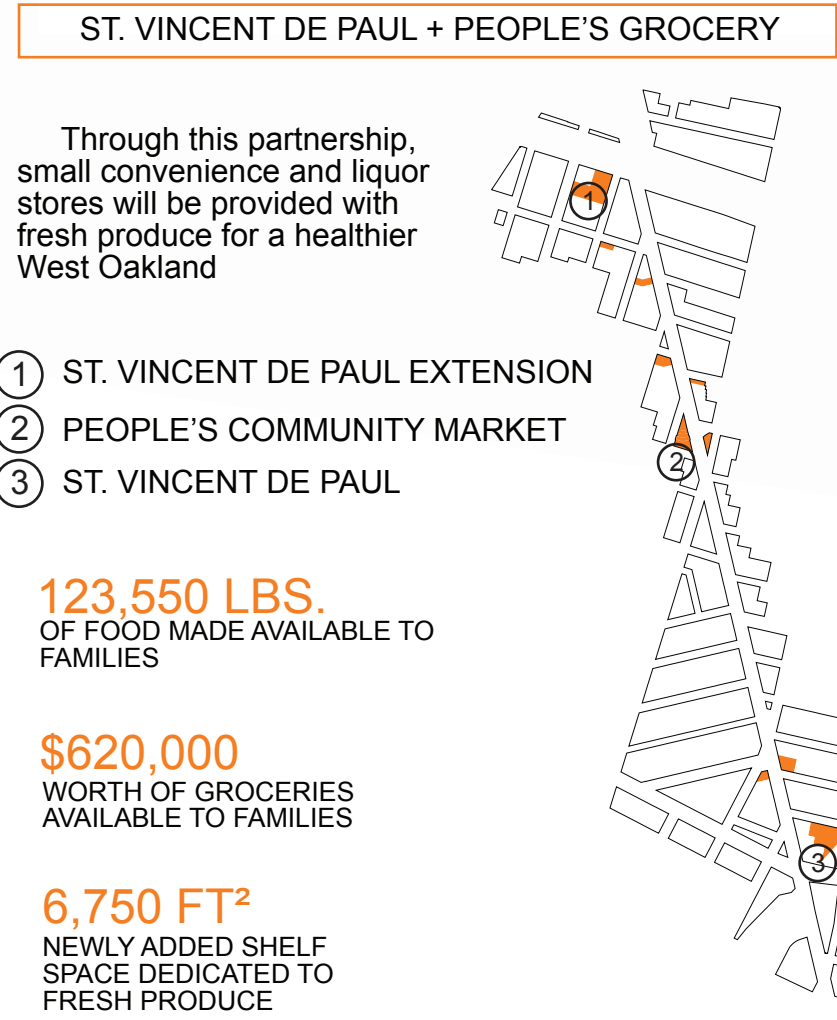


	COMMUNITY	FOOD	CULTURE AND ARTS	GATEWAYS
1	<ul style="list-style-type: none">• Renovate St. Andrew's Plaza• Begin construction of job center• Expand St. Mary's Center and reclaim portions of Brockhurst St.	<ul style="list-style-type: none">• Construct building for People's Community Market• Implement Healthy Soil Program, Green Cart Initiative and Easy Eats partnership	<ul style="list-style-type: none">• Renovate abandoned buildings for cultural and community groups	<ul style="list-style-type: none">• Implement Funds from Freight policy• Build noise barriers and vegetative buffers around West Oakland highways
2	<ul style="list-style-type: none">• Begin construction of mixed use 207 unit low-income, mixed-use housing• Expand People's Community Grocery garden	<ul style="list-style-type: none">• Begin development of Food Center• Develop urban agriculture areas around food node• Begin development of three 83 unit mixed use buildings	<ul style="list-style-type: none">• Construct four mixed-use buildings with 180 units each	<ul style="list-style-type: none">• Construct multi-use plazas underneath North and South freeways
3	<ul style="list-style-type: none">• Renovate warehouse for expansion of St. Vincent de Paul's services	<ul style="list-style-type: none">• Begin development of five 138 unit mixed-use buildings	<ul style="list-style-type: none">• Establish civic plaza as open space framed by mixed-use buildings	
4		<ul style="list-style-type: none">• Create main commercial node with reclaimed streets and four mixed-use buildings with 110 units each	<ul style="list-style-type: none">• Connect culturally significant buildings with outside spaces• Create a shared street along West Ave.• Reclaim 23rd St for pedestrian use.	

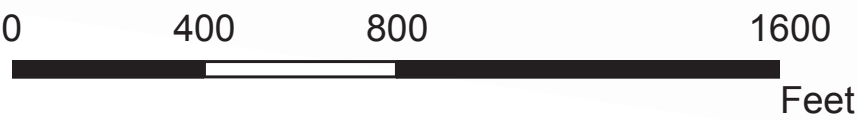
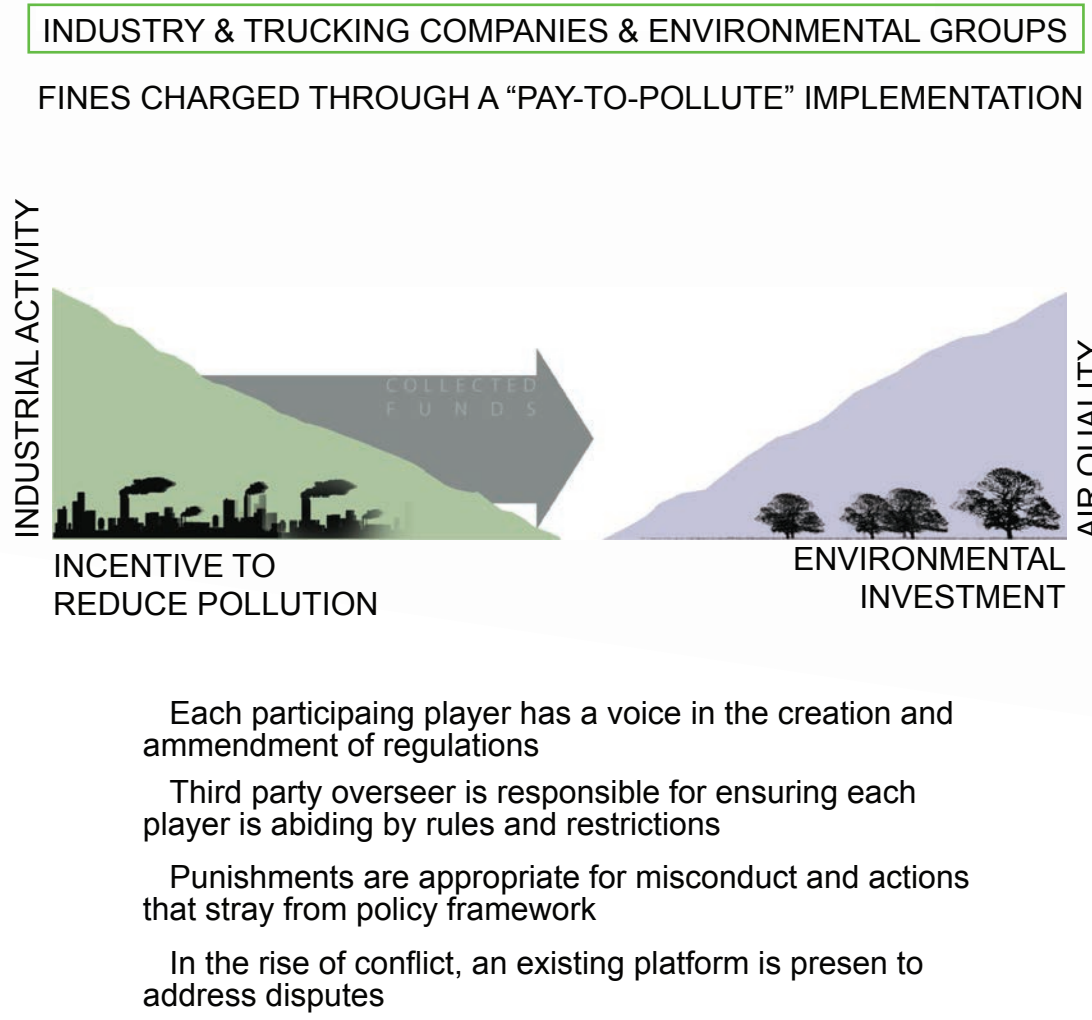
GREEN CART INITIATIVE



"EASY EATS" PARTNERSHIP



FUNDS FROM FREIGHT



PLACEMAKING TACTICS FOR WEST OAKLAND: CULTURE AND ARTS DISTRICT

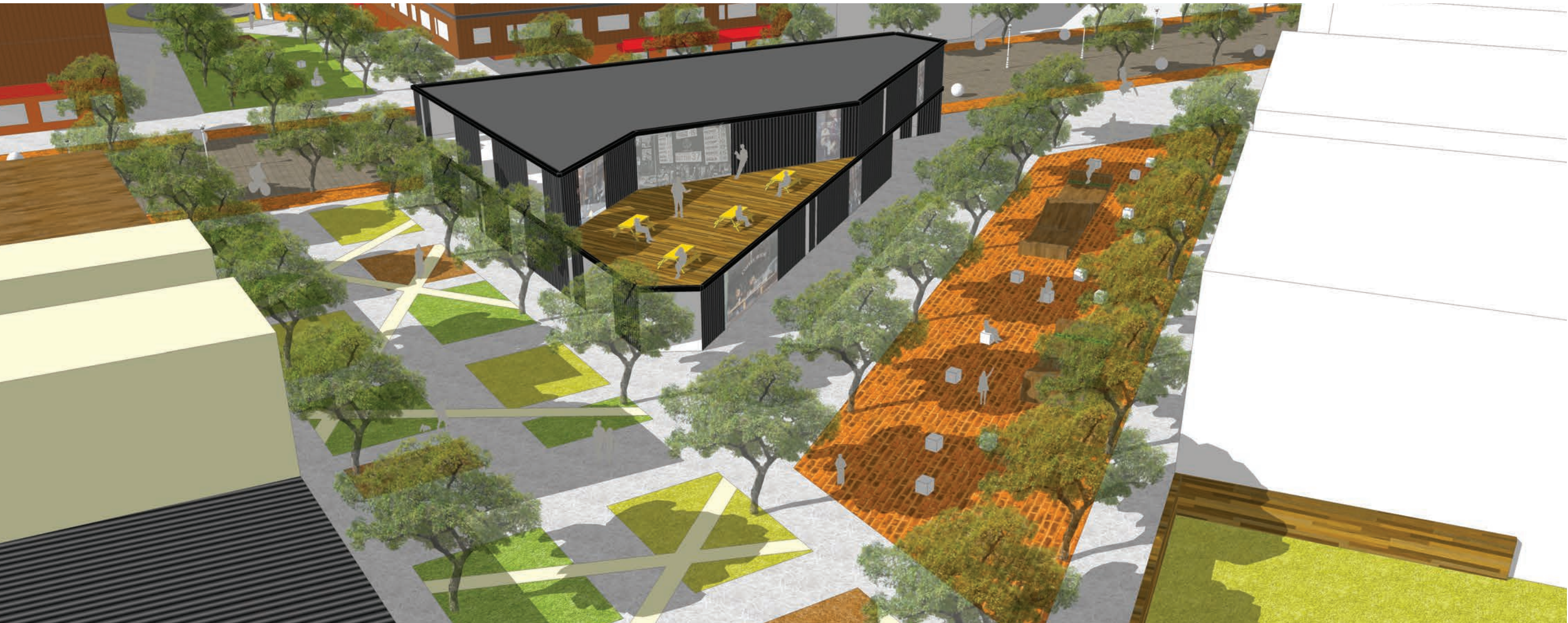
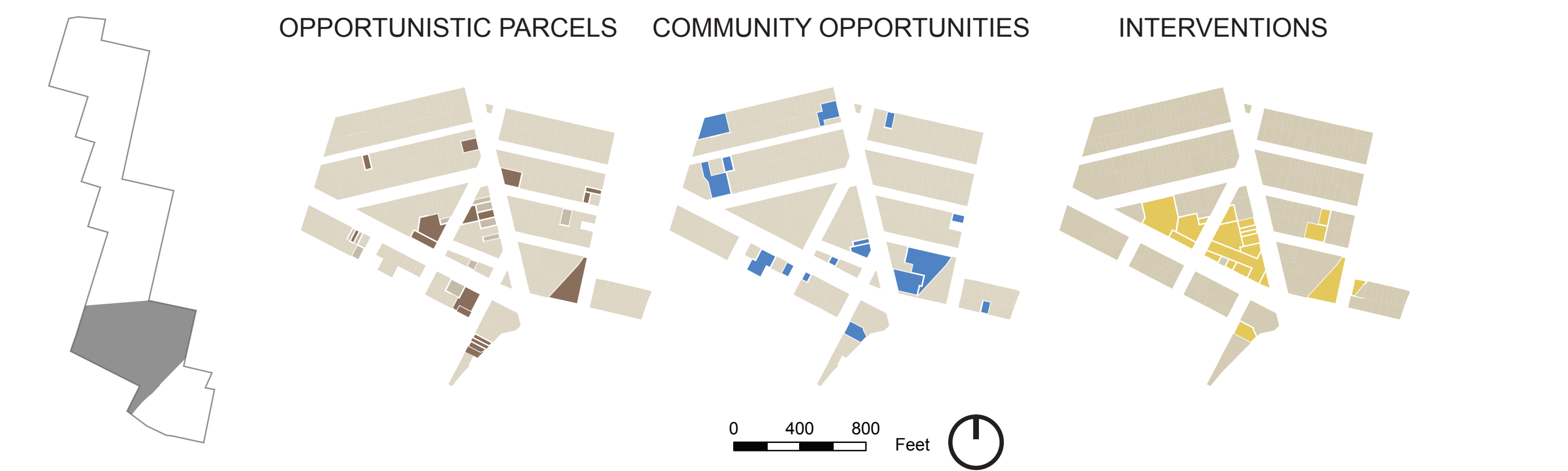
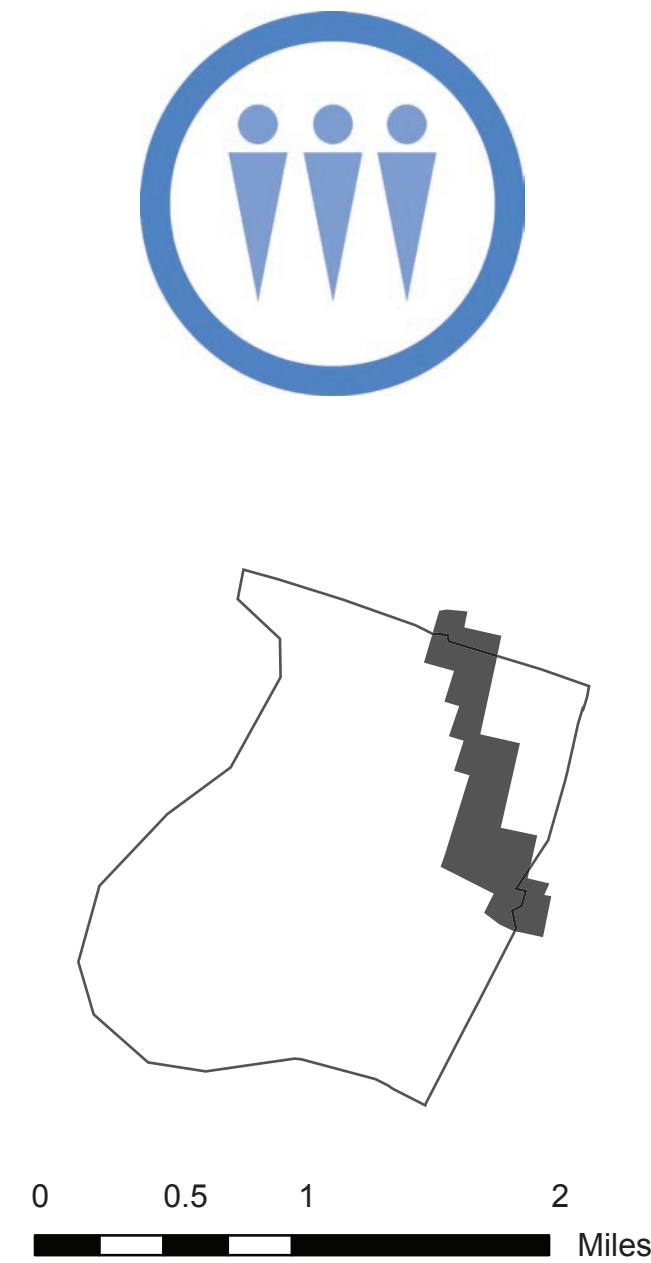
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The placemaking framework calls for a Culture and Arts District that builds on existing cultural assets in the area along West Oakland's southern stretch of San Pablo Avenue. Currently, the area hosts a modest number of small art galleries, local storefronts, historic architecture, and community centers. Located only seven blocks north of Downtown Oakland, the Culture and Arts District has the capability of bridging the gap between West Oakland and Downtown, as well as showcasing the district's historical role as a hub of African American culture.

Some of the main placemaking tactics for this area include the restoration of historic building facades and interiors to serve as shared community facilities and creating a larger outdoor civic area for commercial and leisurely activity.

The purpose of restoring historic buildings is to bring visibility to the cultural heritage of West Oakland. Many existing Victorian-style homes are beginning to deteriorate and older warehouse and industrial spaces are aging. In restoring abandoned and wanting architecture, new community spaces arise as opportunities for the display of West Oakland's rich culture. A handful of buildings have been selected to be repurposed as "shared spaces." A shared space is envisioned to be a building that allows multiple users to utilize a building as communal workspace. Being largely based around culture and arts, these buildings could potentially host pop-up museums, exhibitions, galleries, classes and workshops, or serve as temporary studio or office space for creative groups and individuals.

Near the center of the site and lined by community buildings like the Qilombo, Transmission Gallery, and repurposed Jazz Bar and Shared Space, the civic area will be an attractive mixed-use hub and destination for visitors from within and without West Oakland. The plaza will reclaim two portions of underutilized streets, 23rd and Brush Streets, and will create shared street space along a block of West Street. By developing 180 units of mixed income housing on two abandoned parcels, a vast amount of space is created for people looking to settle in a lively sector of West Oakland. This civic space will be complete with access to small storefronts and eateries along an esplanade and will retain an intimate welcoming park on the corner of San Pablo Avenue and West Grand Street.



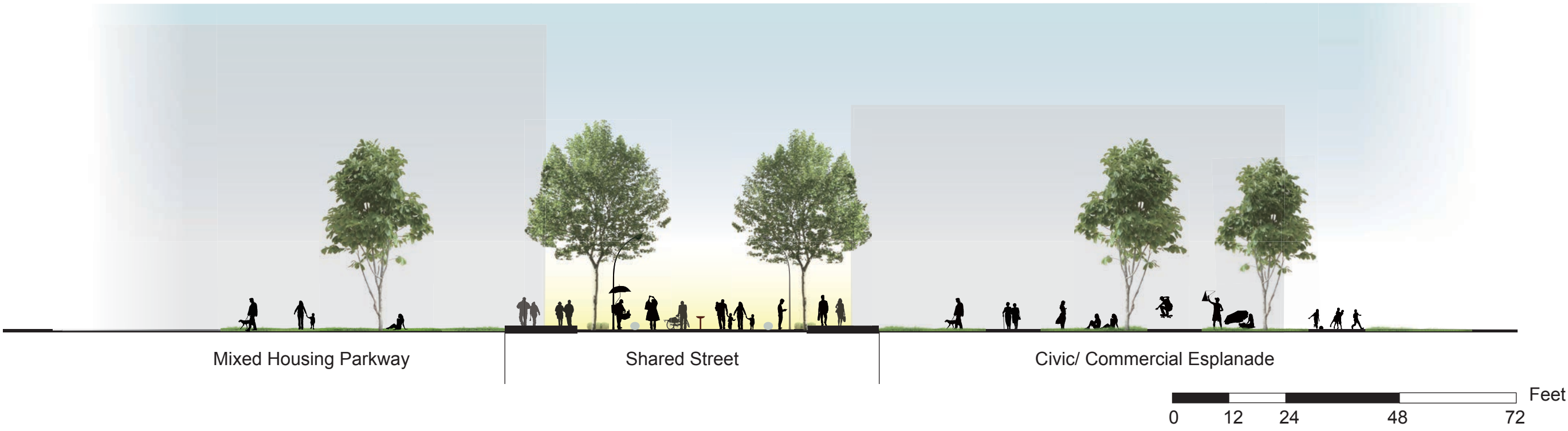
VIEW INTO CIVIC COMMERCIAL PLAZA



VIEW OF RENOVATED AND REPURPOSED BUILDING

BREAKDOWN OF AUGMENTED BUILDINGS AND SPACE

Residential (ft²)	Res. Units	Res. Density (DU/Acres)	Commercial (ft²)	Community Services (ft²)	Open Space (ft²)	Agriculture (ft²)	Parking Spaces
86,000	180	85	69,700	37,000	135,700	82,200	170



PLACEMAKING TACTICS FOR WEST OAKLAND: CENTRAL FOOD AND COMMERCIAL DISTRICT

Alexandra Arjo, Aaron Bae, Elizabeth Godkin, Stephanie Lau, Kelly Kong, John Rabago, Ben Russell, Niko Tian, Esther Seo | LDA 171

As it exists, the freeway that surrounds West Oakland acts as a barrier separating this small community from the rest of Oakland and Emeryville. In reimagining the two underpass areas at the north and south ends of San Pablo Avenue, these highly underutilized and spacious areas have great potential to serve a variety of uses for the residents of West Oakland and surrounding neighbors.

In its current state, the unkempt condition of both underpasses give a rather negative perception of West Oakland which is especially concerning because these points often create the first impression of the area. The two spaces are reimagined to host a number of possible programming elements to help enliven the area. By simply keeping the space active, the perceived barrier these underpasses suggest, can easily transform into welcoming gateways that give West Oaklanders pride and invite surrounding neighbors into the community.

The two underpasses are redesigned to be flexible, shared space, capable of adapting to the needs of community members. As large spaces designed with a tractable intent, these two areas will meet the needs of a number of programs, such as individual leisure, group gatherings, exhibitions and galleries, farmer's markets, food and drink events, physical activity and exercise classes, and even parking space. The redesign also addresses environmental and aesthetic factors through the use of noise barriers and vegetative buffers. These installments along the highway boundary will strive to reduce the negative air pollution effects from these high traffic freeway overpasses.



FARMER'S MARKET IN THE MORNING AT THE NORTH GATEWAY



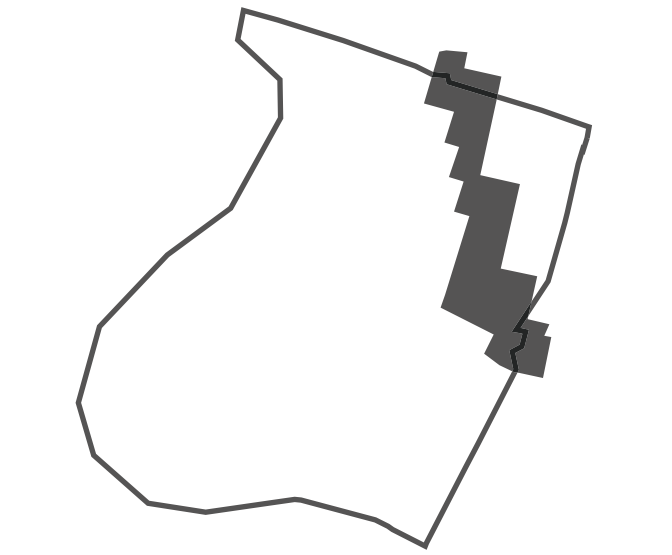
FOOD TRUCK EVENT DURING THE EVENING AT THE NORTH GATEWAY



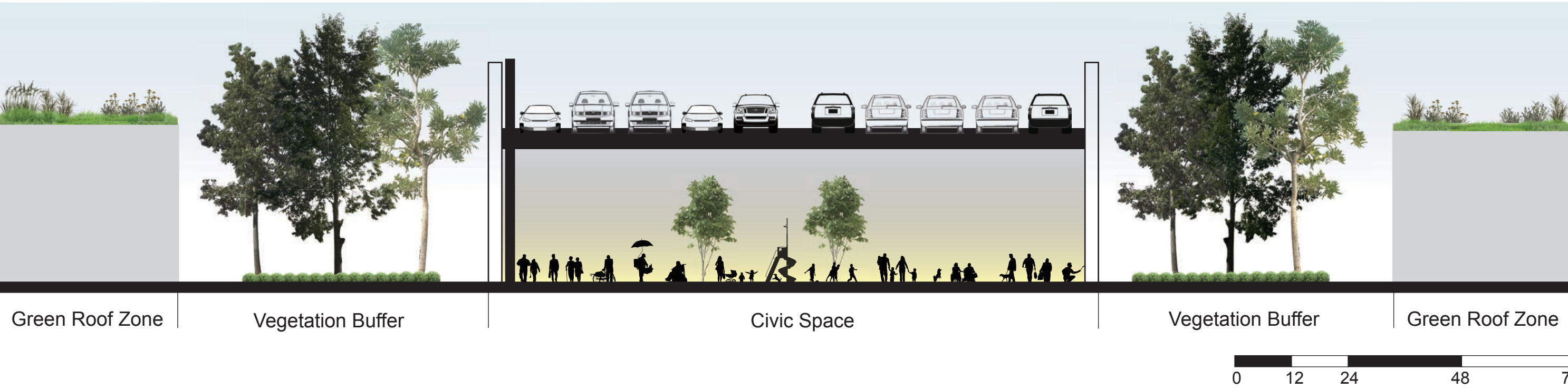
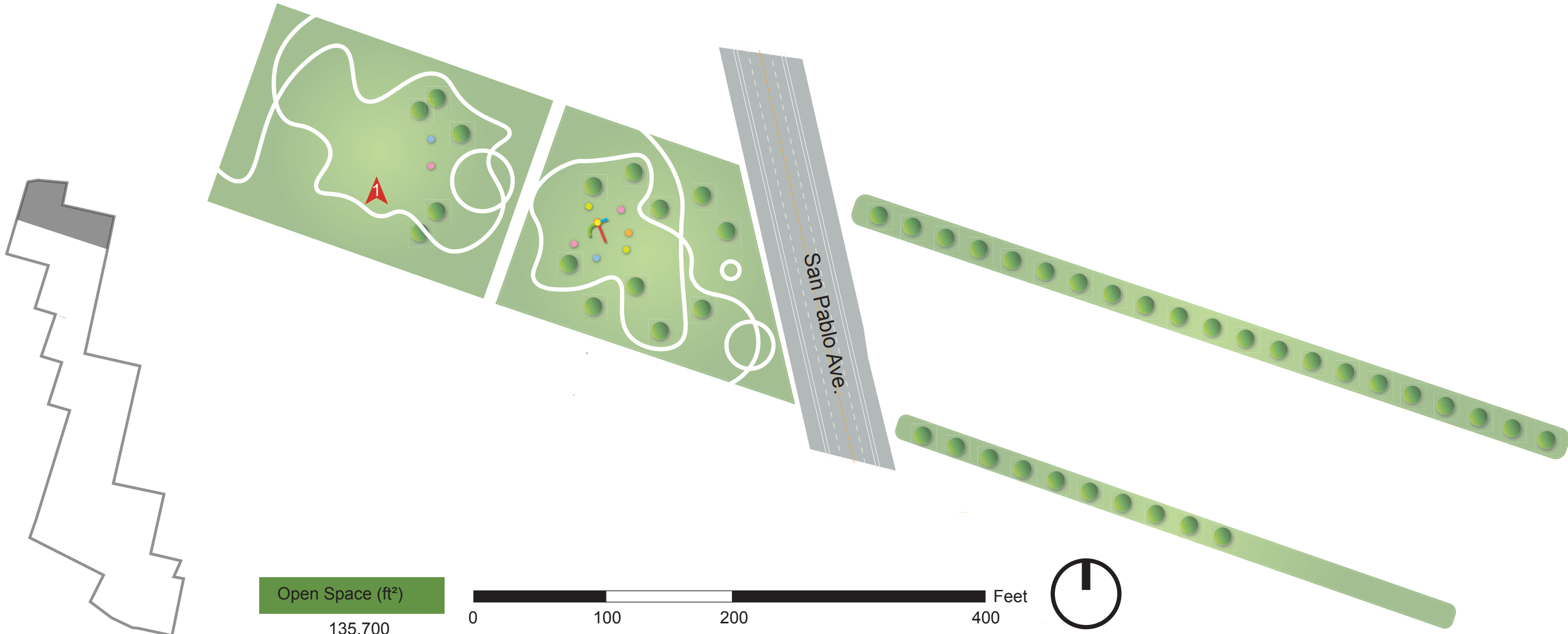
AFTERNOON ART INSTALLATION AT THE SOUTH GATEWAY



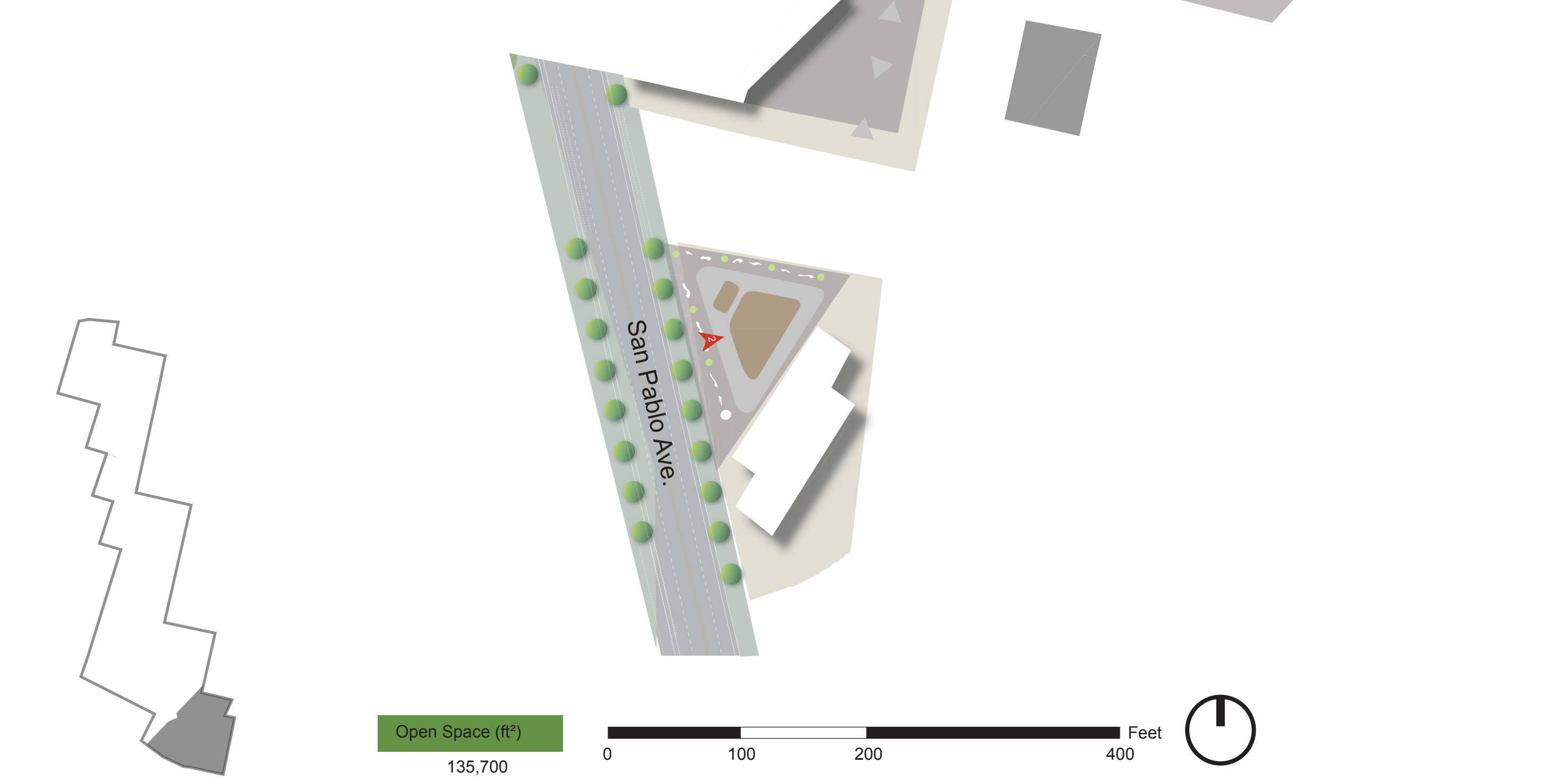
MUSICAL PERFORMANCE DURING THE EVENING AT THE SOUTH GATEWAY



NORTH GATEWAY



SOUTH GATEWAY



PLACEMAKING TACTICS FOR WEST OAKLAND: COMMUNITY DISTRICT

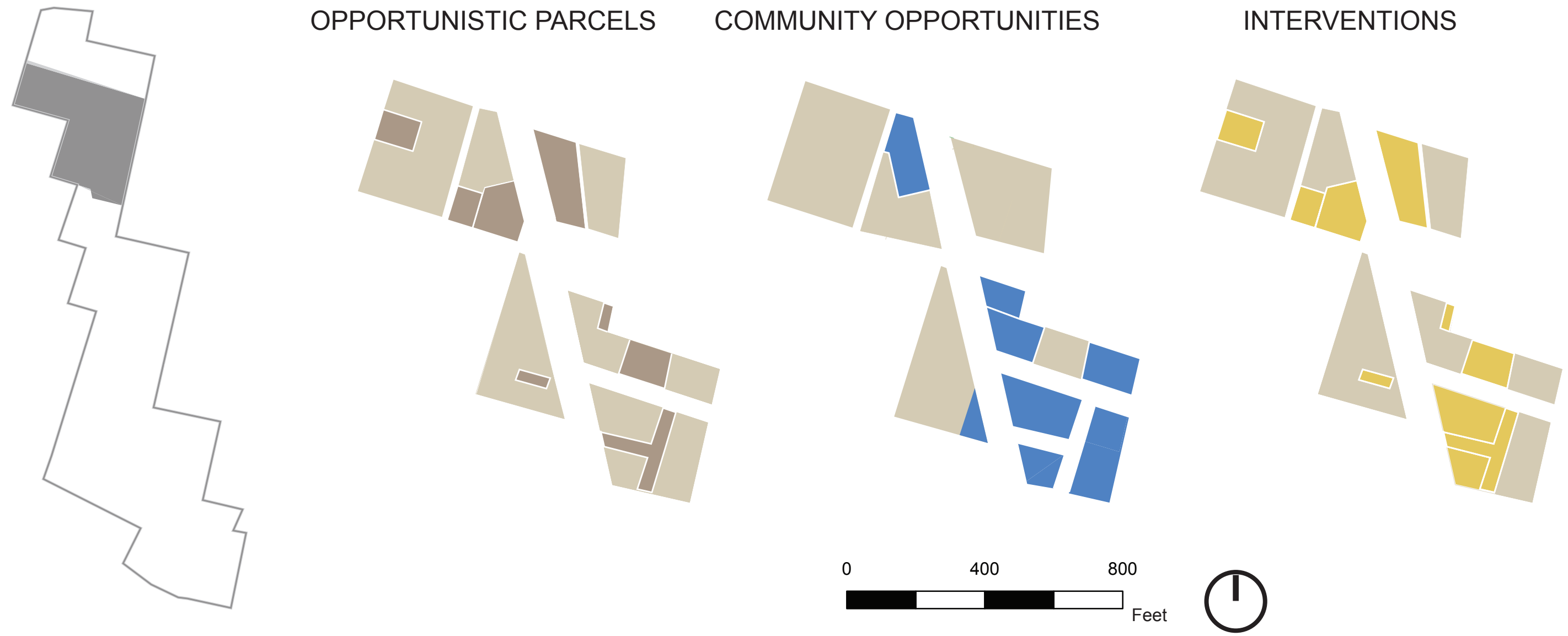
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The Community District encompasses the northern end of the West Oakland's San Pablo Avenue. Beginning with the California Hotel just south of the freeway, continuing south down San Pablo and ending at St. Andrews Plaza. The main objectives in this redesign are to support and supplement the existing community services in the area while also providing much needed low-income housing.

The proposed district supports and adds to the California Hotel, a successful mixed-use building of low-income housing and community services. This includes additional mixed-use affordable housing sites immediately south and east of the California Hotel developed and managed by the East Bay Asian Local Development Coalition (EBALDC). In addition to providing 207 units of low-income housing, these new buildings include community space and medical, dental and mental health services, which is currently lacking in the immediate area. This expanded affordable housing community is supplemented by the conversion of warehouses that will allow St. Vincent de Paul to expand its services beyond its current location. The People's Community Garden, currently next to the California Hotel, will be expanded, allowing for more space to produce fresh food as well as more open space for the residents of the two buildings.

Currently, there is a concentration of social services located in two blocks to the south of the California Hotel. This is an opportunity for additional services and to establish a community service hub to better serve the residents of West Oakland. These existing services have a wide range of goals and targeted audiences. These community services include Justa Causa, St. Mary's center, M. Robinson Baker YMCA, and West Oakland Youth Center. Two blocks are redesigned to provide additional space to the existing services. To ensure connectivity between community services, closing an existing street to vehicular traffic creates an open space area. This area is also the location of St. Andrews Plaza, an existing public space, that has mixed reviews from existing residents due to drug dealing, prostitution, and illegal dumping. To help discourage illegal activities at St. Andrews Plaza, a job center is proposed adjacent to the plaza along with a street closure to expand the plaza's space and a mixed-residential building. By increasing the intensity of uses in this area there will be more eyes on to the plaza to ensure safety and change the negative perception of the area among residents.

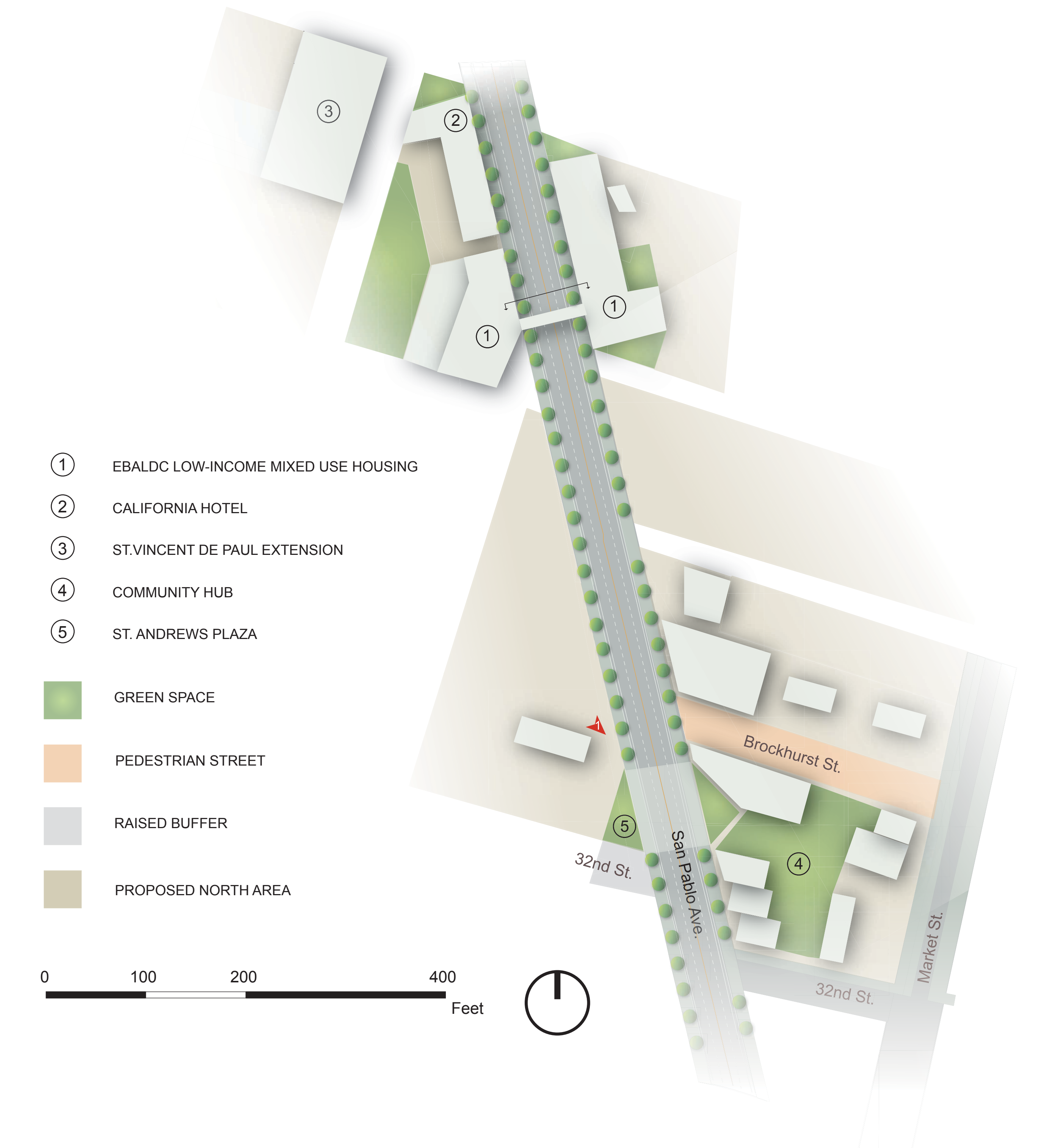
OPPORTUNISTIC PARCELS COMMUNITY OPPORTUNITIES INTERVENTIONS



VIEW INTO ST. ANDREW'S PLAZA

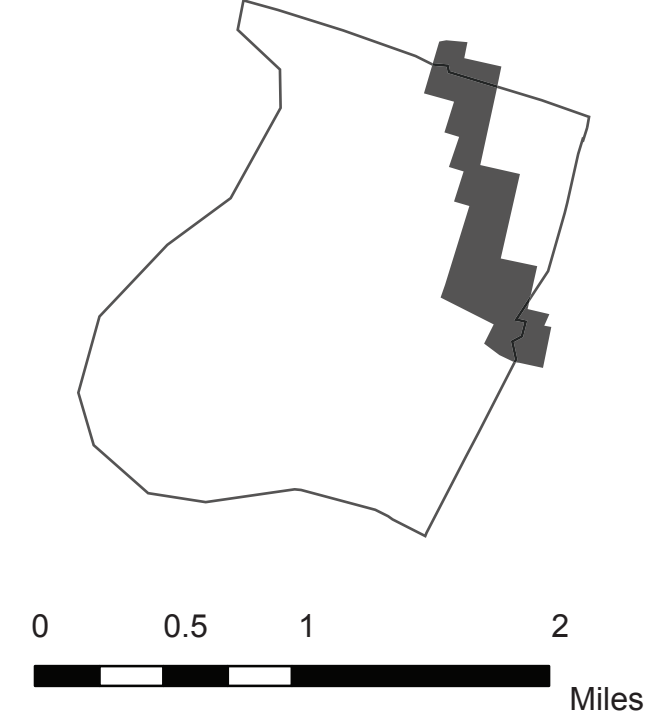
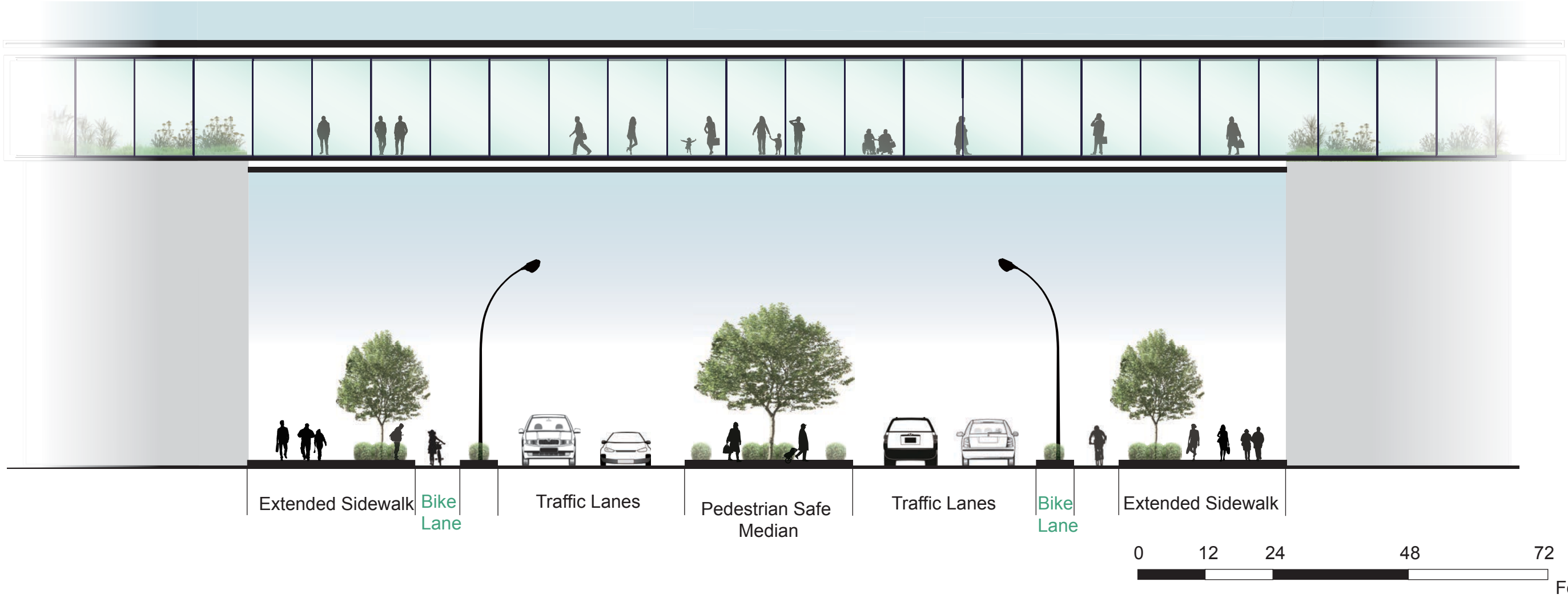
BREAKDOWN OF AUGMENTED BUILDINGS AND SPACE

Residential (ft²)	Res. Units	Res. Density(DU/Acres)	Commercial (ft²)	Community Services (ft²)	Open Space (ft²)	Agriculture (ft²)	Parking Spaces
87,500	207	143	28,300	63,800	43,900	9,500	365



- ① EBALDC LOW-INCOME MIXED USE HOUSING
- ② CALIFORNIA HOTEL
- ③ ST.VINCENT DE PAUL EXTENSION
- ④ COMMUNITY HUB
- ⑤ ST. ANDREWS PLAZA

- GREEN SPACE
- PEDESTRIAN STREET
- RAISED BUFFER
- PROPOSED NORTH AREA



PLACEMAKING TACTICS FOR WEST OAKLAND: CENTRAL FOOD & COMMERCIAL DISTRICT

Alexandra Arjo, Aaron Bae, Elizabeth Godkin, Stephanie Lau, Kelly Kong, John Rabago, Ben Russell, Niko Tian, Esther Seo | LDA 171

The central Food and Commercial District lies at the midpoint of the specified West Oakland area along San Pablo Avenue.

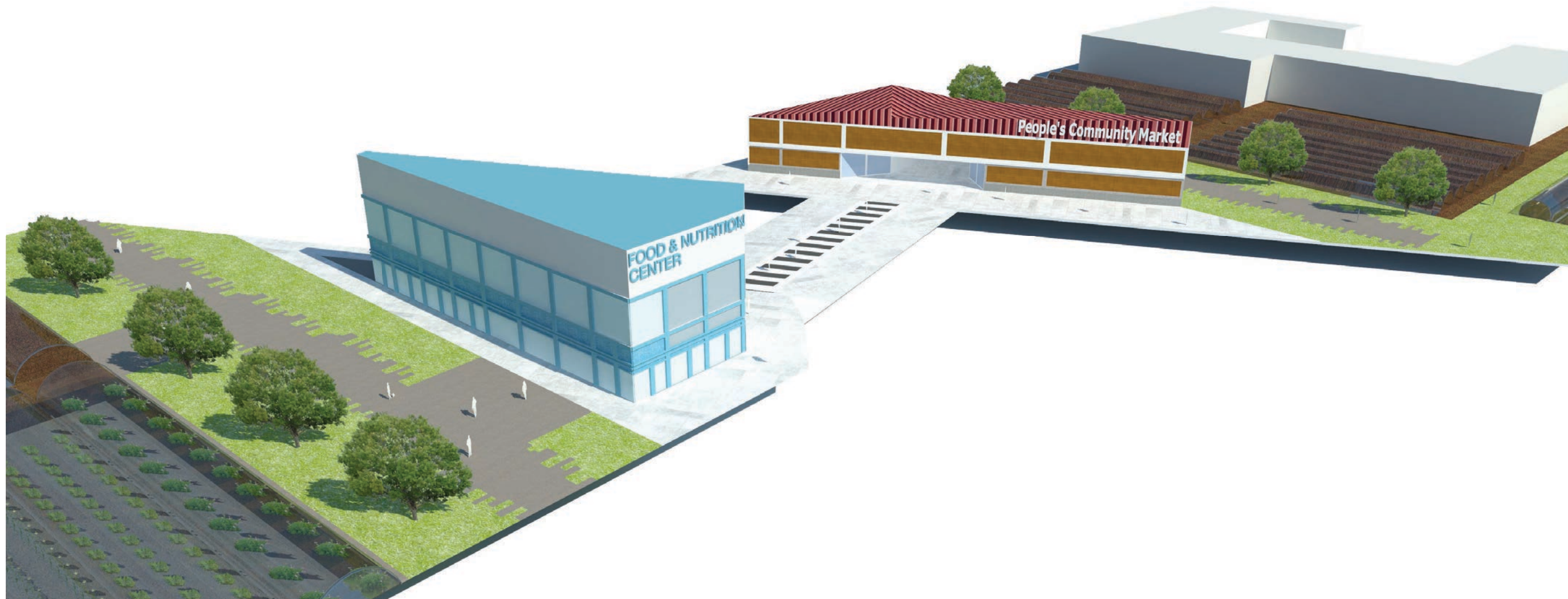
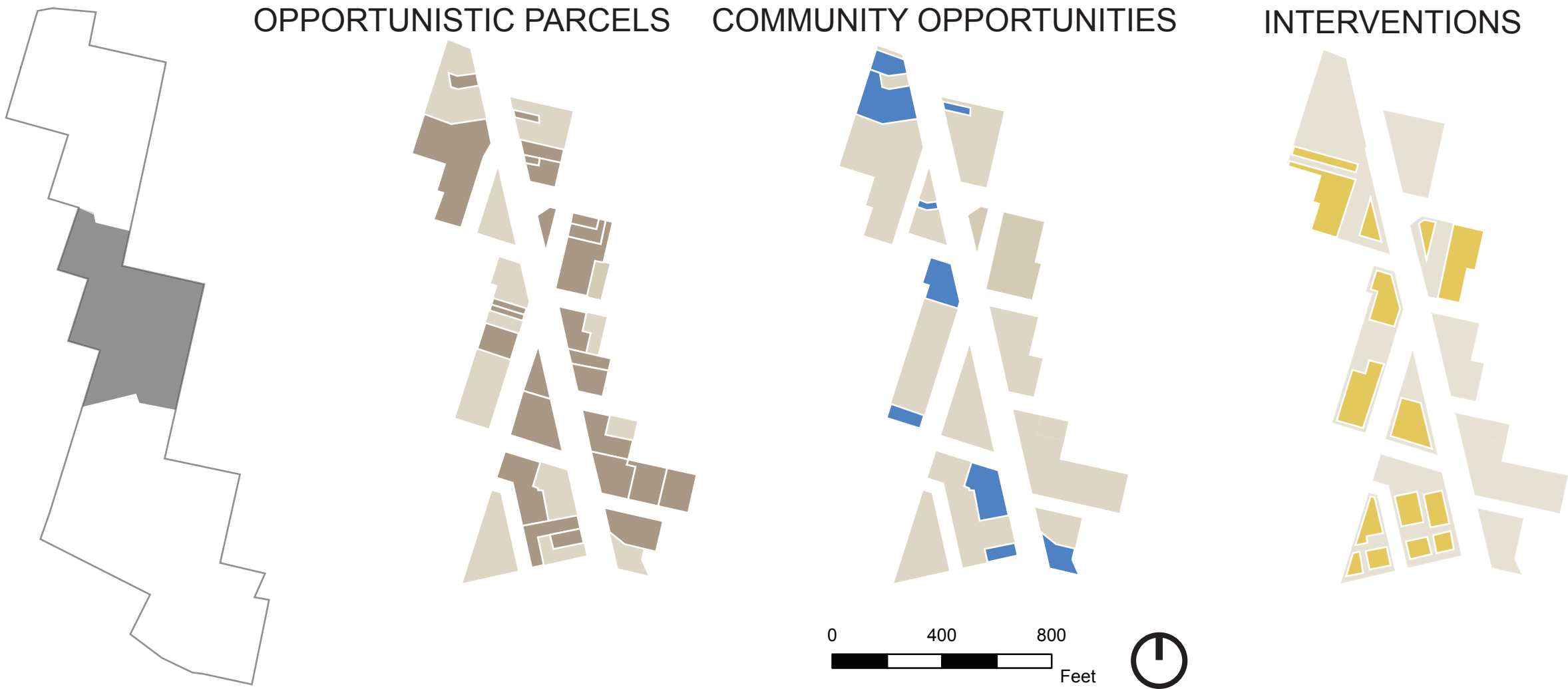
The proposed food hub is located at the center of the central Food and Commercial District. West Oakland residents have limited choices and access to food due to the lack of proper grocery stores in the area.

The redesign of this district provides a space for the People's Community Market which is currently trying to open a cooperative grocery store in the area. A number of adequately sized vacant lots in the district adjacent to existing commercial uses provide an opportunity for the location of the People's Community Market. Complementing this food-oriented use, the area would be an ideal location for a Food and Nutrition Center to supplement the Community Market by offering educational opportunities based around food.

Surrounding land will be used for urban agriculture as a way to provide fresh food as well as education opportunities and more open space. Adjacent to the food hub will be a convenient commercial center located at the south end of the chosen area. The tactic is to concentrate commercial uses in this section of the district due to the prevalence of vacant land adjacent to existing commercial activity.

This tactic is a response to the fact that around \$470 million dollars of resident money is spent outside of West Oakland, mostly due to the lack of commercial activity. By improving upon the diversity of commercial services in the area, local economy is expected to be bolstered. This district also has mixed-use and mixed-income housing throughout the site to address the need for dense, affordable housing in the area as people continue to move in. These developments will be built on vacant or otherwise underutilized land and will not displace any current residents. By introducing mixed-income housing, it is expected that West Oakland will maintain low income housing for long time residents, but will be able to take on the influx of newcomers at the same time. In addition to housing, the new developments will have commercial space and open space for the residents and visitors alike.

OPPORTUNISTIC PARCELS COMMUNITY OPPORTUNITIES INTERVENTIONS



VIEW INTO FOOD HUB

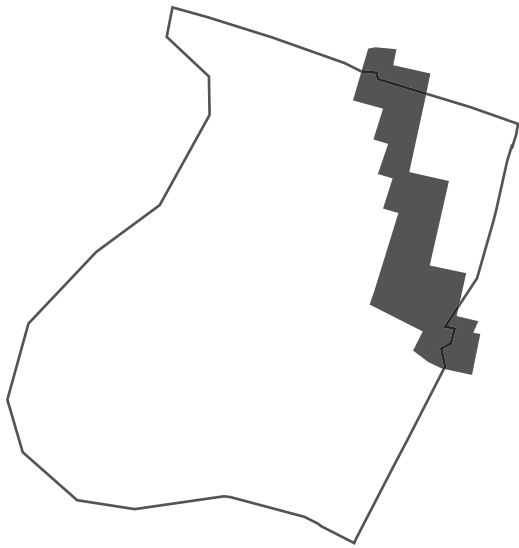
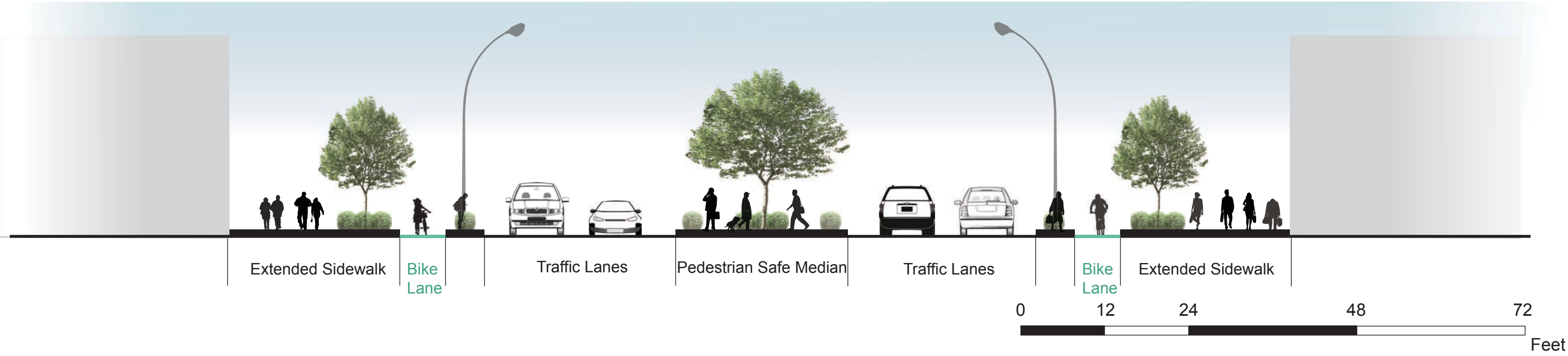
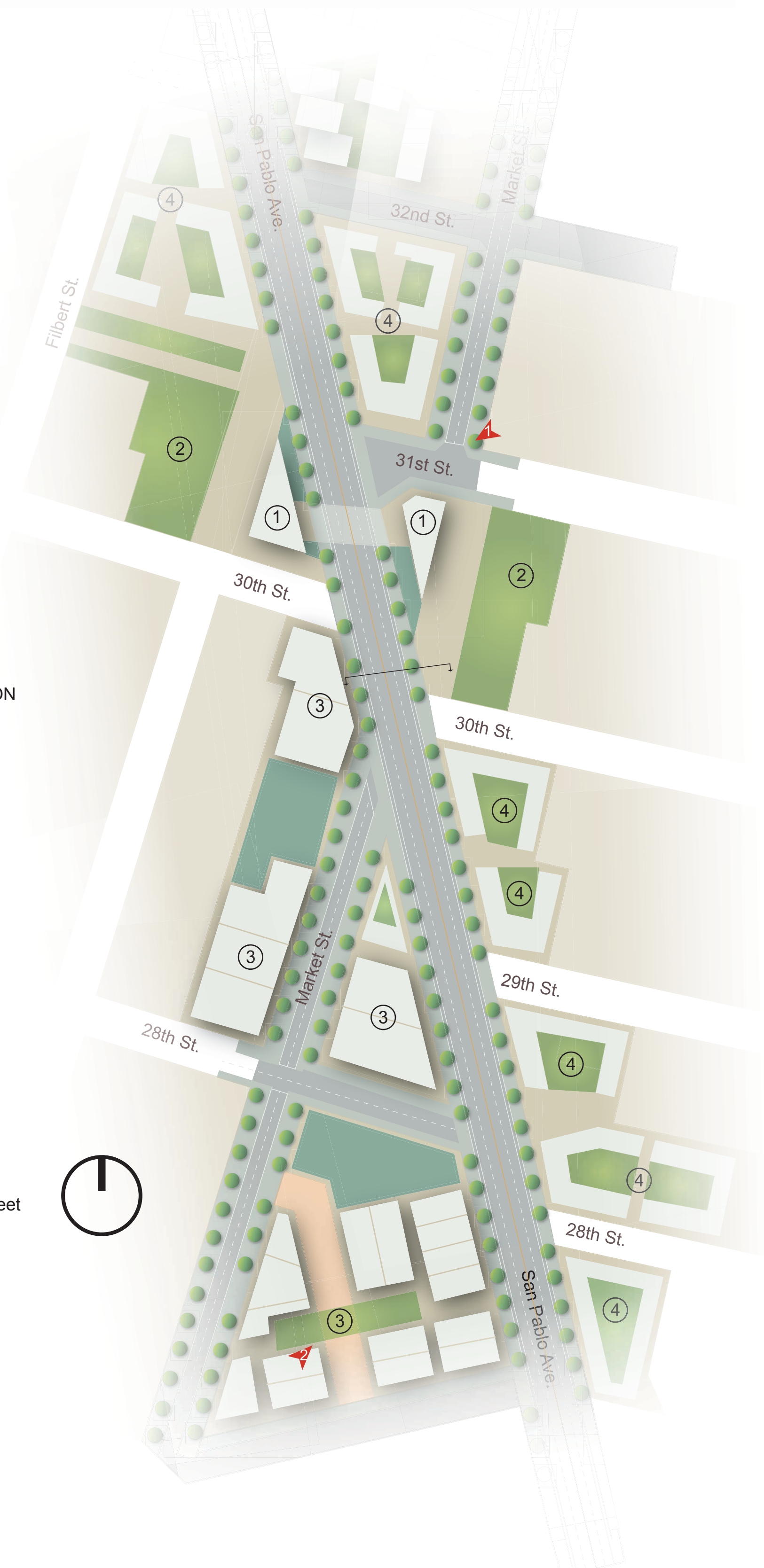
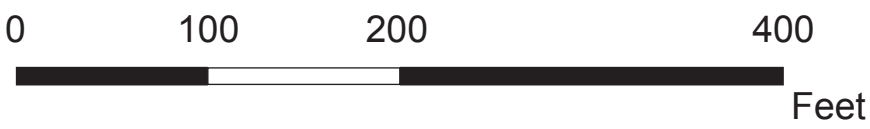


VIEW INTO COMMERCIAL HUB

BREAKDOWN OF AUGMENTED BUILDINGS AND SPACE

Residential (ft²)	Res. Units	Res. Density (DU/Acres)	Commercial (ft²)	Community Services (ft²)	Open Space (ft²)	Agriculture (ft²)	Parking Spaces
158,000	332	91	221,000	27,600	62,000	65,700	995

- ① FOOD AND NUTRITION CENTER
- ② URBAN ARGRICULTURE LAND
- ③ COMMERCIAL AREA
- ④ MIXED USED HOUSING
- GREEN SPACE
- PEDESTRIAN WALKWAY EXTENSION
- PUBLIC PARKING
- RAISED PEDESTRIAN WALKWAY
- PROPOSED CENTRAL AREA



A PLACEMAKING FRAMEWORK FOR WEST OAKLAND: VISUALIZING COMMERCIAL AND RESIDENTIAL DEVELOPMENT

Alexandra Arjo, Aaron Bae,
Elizabeth Godkin, Stephanie
Lau, Kelly Kong, John
Rabago, Ben Russell, Niko
Tian, Esther Seo | LDA 171

The aerial perspectives model shows a full build out of the proposed placemaking framework, including added and refurbished buildings, and open and civic space. The buildings have been proposed in accordance to height, floor area ratio, and density specifications noted from the West Oakland Specific Plan, brought into effect in January of 2015. The rendered images show an overview of three of the proposed subcomponents in order to visually demonstrate the changes to the existing built form along San Pablo Avenue. The major changes to the area include a mix of residential, commercial, and community buildings as well as outdoor green and civic space. Each district calls for higher density through the development of buildings ranging in height from three to five stories and densities ranging between 85 and 143 dwelling units per acre. New mixed-use residential buildings have a variety of residential options available from studios to three bedroom apartments with space for commercial or community services on the first floor. The proposed changes consider the adjacent existing neighboring buildings by stepping new buildings down to three or four stories with five story buildings facing San Pablo Avenue.

Focusing on enhancing community and providing greater services to West Oakland, the northern subcomponent adds a significant amount of residential and community space with two new low-income, mixed-use buildings following the same structure and model of the California Hotel. The central Food and Commercial Districts focus on providing access to fresh food to residents as well as creating commercial opportunities. Affordable housing is also created in this district through strategic mixed housing developments. With an effort of restoring West Oakland's sense of culture and arts, the southern Culture and Arts District preserves and enhances existing architecture to showcase West Oakland's rich history. While redevelopment in this area will mostly be restorative, added development was focused on creating residential and commercial opportunity in the area.

The zoning code specified in the West Oakland Specific Plan includes the following typologies: urban residential, mixed-use with residential, community and commercial zone, house and business mix commercial zone, and the central business district. The new zoning code expands the area of urban residential and mixed-use with residential, community and commercial zones further from San Pablo Avenue compared to previous policies to encourage infill development.

These development codes will transform the corridor into an area with multi-family residential activities over an active (or commercial) ground-floor that activates the street, increases pedestrian activity and enlivens the neighborhood. Urban residential zones dominate the majority of the site; these areas call for a mixed-use buildings with a commercial first floor with a varying amount of residential units overhead. The urban open spaces will be built within commercial area to create civic space for shoppers and residents alike; within our site, the code dictates an area around Saint Andrew's Plaza and the area south of San Pablo Avenue's intersection with Grand Avenue. Next, the community commercial space requires commercial businesses with direct frontage along San Pablo Avenue focused in two hubs in the southern and central portions of the site. These combined policies will bolster this area of the San Pablo Corridor's commercial potential. Along San Pablo Avenue, public plazas and green spaces have been woven into the city fabric including major public plazas and smaller green spaces and pocket parks for West Oakland residents to enjoy.



OVERALL VIEW OF PROPOSED SUBCOMPONENTS

APPROPRIATED LAND USE

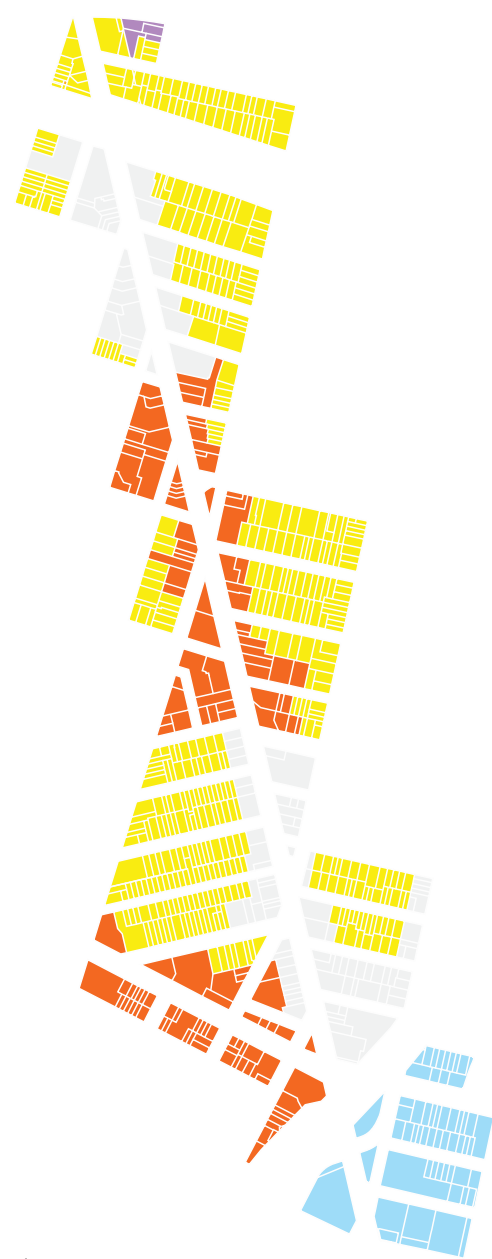
	Residential (ft²)	Studios (units)	1 Bedroom Apts (units)	2 Bedroom Apts (units)	3 Bedroom Apts (units)	Res. Units	Res. Acres	Density (DU/Acres)
North	87,500	162	34	11	0	207	1.4	143
Central	158,000	210	62	44	16	332	3.5	91
South	86,000	114	34	24	8	180	2.1	85
Total	331,500	486	130	79	24	719	7	

	Commercial (ft²)	Community Services (ft²)	Open Space (ft²)	Agriculture (ft²)	Parking Spaces
North	28,300	63,800	43,900	9,500	365
Central	221,000	27,600	62,000	65,700	995
South	69,700	37,000	135,700	82,200	170
Gateway	0	0	417,600	0	0
Total	319,000	128,400	306,200	134,000	1,530

ZONING REGULATIONS

- RU - URBAN RESIDENTIAL
- RM - MIXED USE WITH RESIDENTIAL
- CC - COMMUNITY AND COMMERCIAL ZONE
- HBX - HOUSE AND BUSINESS MIX COMMERCIAL ZONE
- CBD - CENTRAL BUSINESS DISTRICT

0 800 1,600
Feet



NORTHERN COMMUNITY DISTRICT



CENTRAL COMMUNITY DISTRICT



SOUTHERN CULTURAL DISTRICT

SOURCES

WEST OAKLAND SPECIFIC PLAN, 2015